

FOR SALE

**FORMER SALON
PREMISES**

- > SUITABLE FOR VARIETY OF USES
- > AREA – 39.59 SQ. M. (426 SQ. FT.)
- > 100% RATES RELIEF AVAILABLE
- > OFFERS OVER £50,000

19 MAIN STREET, CERES, BY CUPAR, KY15 5NA

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01382 878005 www.shepherd.co.uk

LOCATION

Ceres is a village in Fife approximately 2 miles from Cupar and 7 miles from St Andrews.

The subjects are located on Main Street in a mixed residential and commercial location adjacent to Greens Convenience Store, Ceres Inn and The Village Café.

On street car parking is available on Main Street.

DESCRIPTION

The subjects comprise a ground floor retail/office property contained within an end terraced two storey property.

The main walls are of stone construction and the roof over is pitched and clad in slate.

The property is accessed via a central pedestrian door with window frontage on either side.

Internally the accommodation comprises an open plan salon/retail area with partitioned room, kitchen and W.C.

ACCOMMODATION	m ²	ft ²
Ground Floor		
Retail/Salon Area, Treatment Room. Kitchen and W.C.	39.59	426
TOTAL	39.59	426

RATEABLE VALUE

£3,150

The property therefore qualifies for 100% rates relief.

EPC

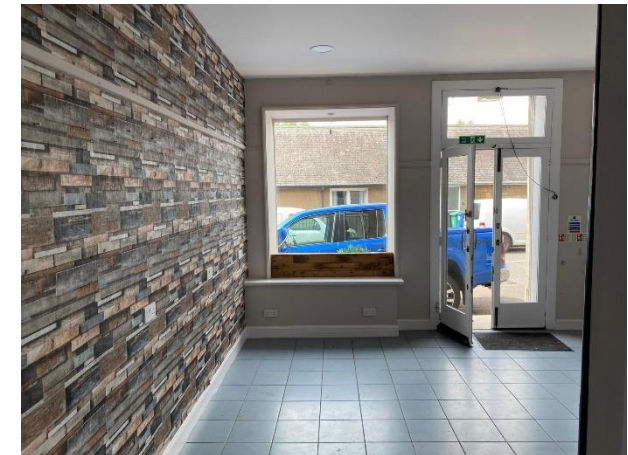
Awaiting further details.

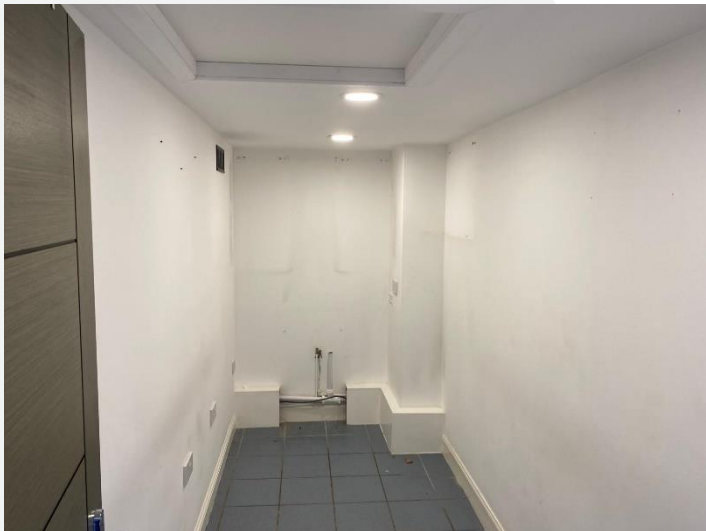
TERMS

Our client is inviting offers in excess of £50,000 for their heritable interest.

VAT

All prices quoted are exclusive of VAT.





LEGAL COST

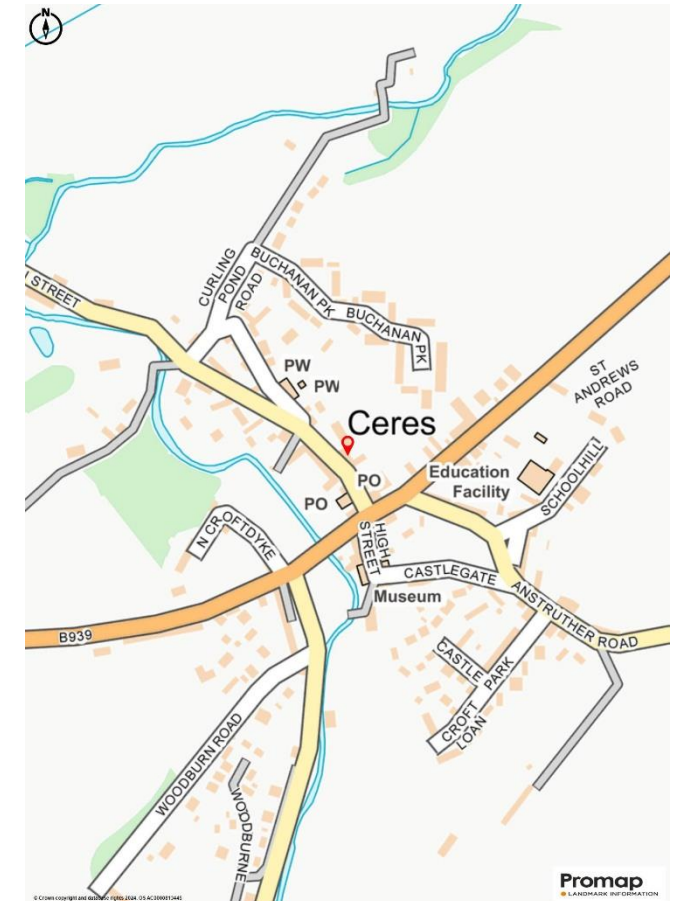
Each party will to bear their own legal costs in connection with the sale of the property.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: JULY 2024

