

TO LET

RETAIL PREMISES

- > PROMINENT RETAIL PREMISES WITHIN THE CENTRE OF ST ANDREWS
- > GROUND FLOOR – 42.02 SQ. M. (452 SQ. FT.)
- > BASEMENT – 8.80 SQ. M. (95 SQ. FT.)
- > RENTAL OFFERS - £25,000 PER ANNUM



43 SOUTH STREET, ST ANDREWS, KY16 9QR

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

LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

Additionally, St Andrews is known throughout the world as the home of golf and is an important historic town which ensures a healthy flow of tourists all year long.

The property lies on the north side of South Street within the centre of St Andrews and would provide an excellent location for a variety of retail and commercial users.

Nearby occupiers include Janettas ice cream shop , Victoria Bloom , Spokes and an art gallery.

DESCRIPTION

The subject comprise a ground floor and basement retail unit contained within a traditional mid terraced 3 storey, attic and basement building with single storey extension to the rear. The property benefits from a full-length single frontage to South Street and internally comprises an open plan sales area with rear toilet and kitchen. There is a basement for storage purposes

ACCOMMODATION	m²	ft²
Ground Floor	42.03	452
Basement Floor	8.80	95
TOTAL	50.83	547

RATEABLE VALUE

£19,000

EPC

Awaiting further details.

TERMS

Our client is inviting rental offers of £25,000 per annum for a negotiable period of time.

VAT

Prices are quoted exclusive of VAT (if applicable).

LEGAL COST

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

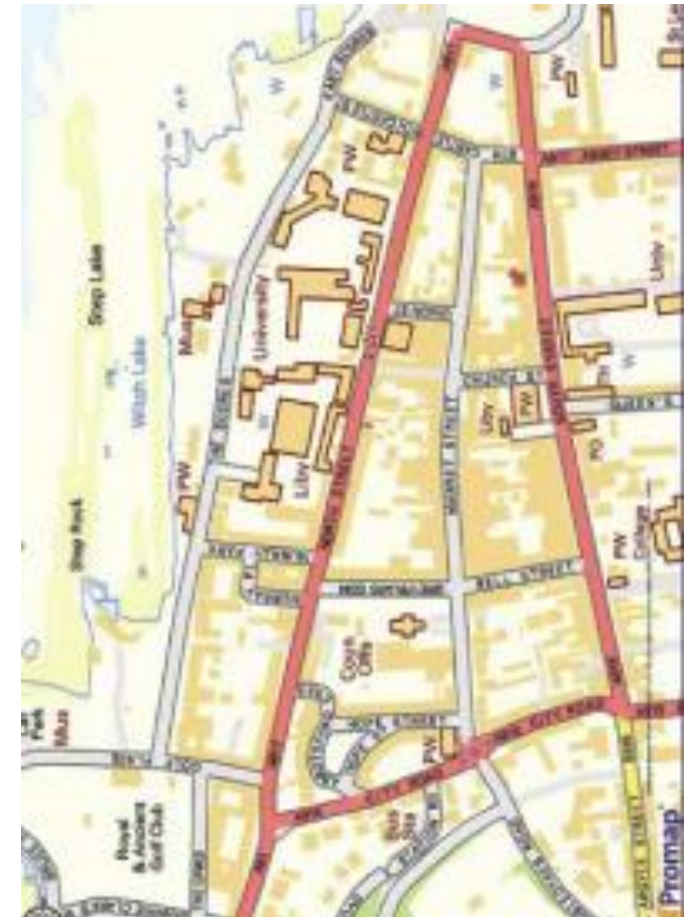
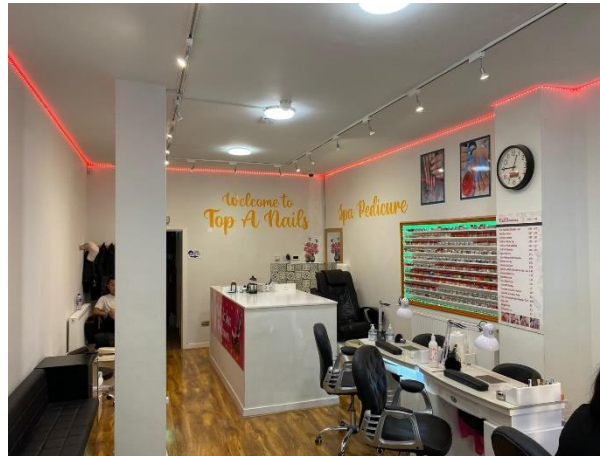


MONEY LAUNDERING

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 Letting 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

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