

## RETAIL PREMISES

- > BUSY TOWN CENTRE RETAIL AREA WITHIN CENTRE OF ST ANDREWS
- > POTENTIAL FOR VARIETY OF USES INCLUDING FOOD AND DRINK SUBJECT TO PLANNING
- > NET AREA 252.49 SQ. M. (2,718) SQ. FT.
- > RENTAL OFFERS IN REGION OF £70,000 PER ANNUM
- > POTENTIAL TO COMBINE WITH ADJOINING PREMISES

**TO LET**

**119 SOUTH STREET, ST ANDREWS, KY16 9UH**

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## 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 subjects are prominently located on South Street one of the main retailing areas within the town. Surrounding occupiers include Royal Bank of Scotland, Trespass and a number of other local and national occupiers.

## DESCRIPTION

The subjects are contained within a 'B' Listed within a mid-terraced three storey and attic attractive stone building with pitched slate roof over.

The subjects are accessed via a central timber single glazed pedestrian door with full length window frontage on either side.

The accommodation comprises an open plan sales area which extends to the rear with steps leading up to a first floor stockroom.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	213.73	2,301
First Floor	38.76	417
<b>TOTAL</b>	<b>252.49</b>	<b>2,718</b>

THERE IS POTENTIAL TO INCREASE THE ACCOMMODATION SIZE BY MERGING WITH ADJOINING UNIT. BOTH WERE PREVIOUSLY FULLY OCCUPIED BY M & CO.

## RATEABLE VALUE

Rateable Value – To be assessed

## TERMS

Our client is inviting rental offers in the region of £70,000 per annum for a negotiable period of time.

## EPC

Further details on request.

## VAT

Prices are quoted exclusive of VAT.



## LEGAL COSTS

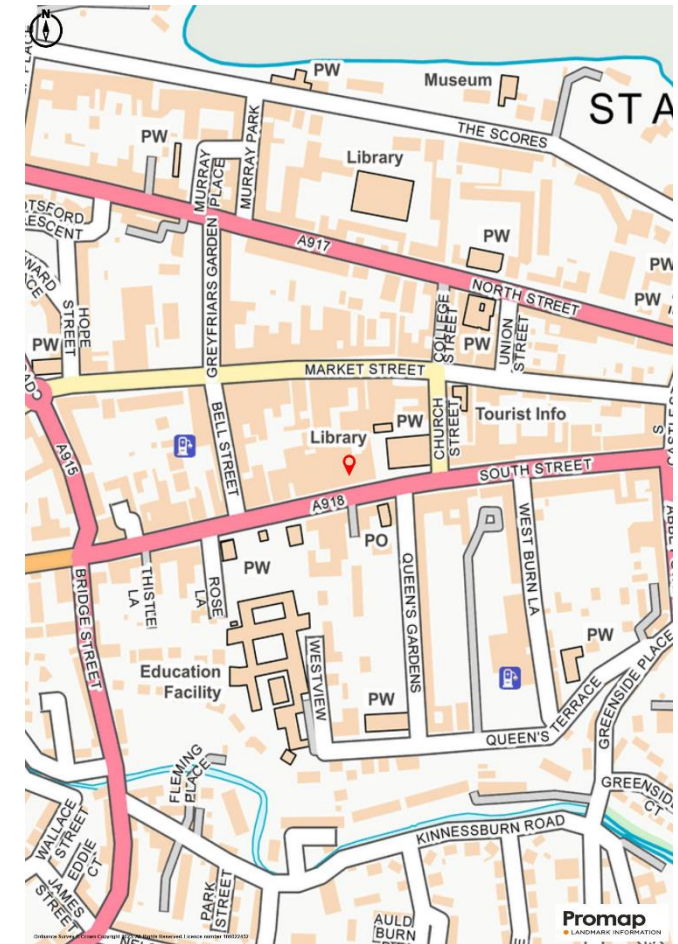
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

## 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 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.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee – 01382 878005

Jonathan Reid- [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

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