

# REDUCED PRICE

## RETAIL PREMISES

- > CENTRALLY LOCATED WITHIN POPULAR TOWN OF CUPAR
- > NET AREA – 37.55 SQ. M. (404 SQ. FT.)
- > 100% RATES RELIEF
- > OFFERS IN THE REGION OF £48,000



## FOR SALE

**5 LADYWYND CUPAR, KY15 4DE**

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## LOCATION

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

Cupar is historically a market town and is occupied by a number of local and national businesses.

The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

The property is located on the west side of Ladywynd close to its junction with Bonnygate in a busy central location of Cupar.

On street car parking is available within the vicinity.

## DESCRIPTION

The subjects comprise ground floor retail premises contained within a mid terraced two storey building of brick construction harled externally and with pitched pan tiled roof over.

The property is accessed via a pedestrian door to the front elevation and comprises two window displays.

Internally the accommodation has an open plan retail area with two further rooms and a W.C.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Main Retail Area, Store, Fitting Room and W.C.	37.55	404
<b>TOTAL</b>	<b>37.55</b>	<b>404</b>

## RATEABLE VALUE

Rateable value - £5,500.

The property therefore qualifies for 100% rates relief.

## EPC

Available upon request.

## TERMS

Our client is inviting offers in the region of £48,000 for their heritable interest.

## VAT

Prices are quoted exclusive of VAT.



## 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.

## LEGAL COSTS

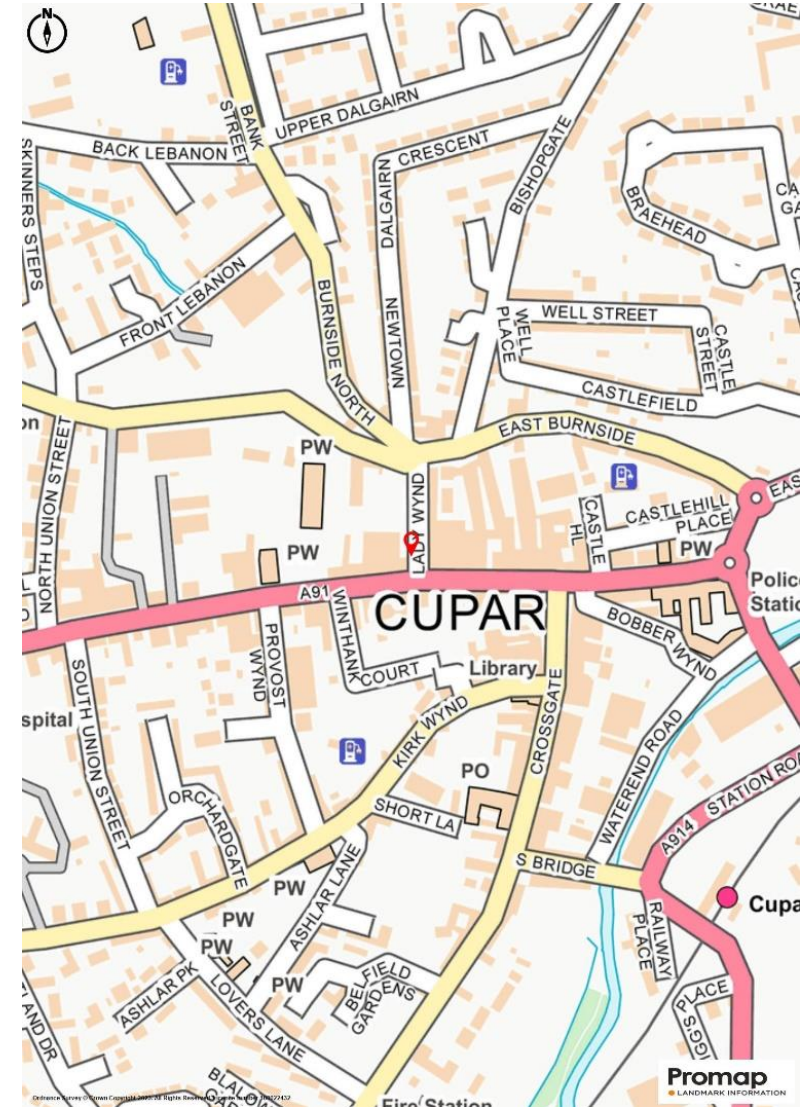
Each party to bear their own legal costs in connection with this transaction.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



5 LADYWYND, CUPAR, KY15 4DE



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

Shepherd Chartered Surveyors Jonathan Reid – j.reid@shepherd.co.uk 01382 878005

[www.shepherd.co.uk](http://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. **MAY 2024**