

TO LET

## Storage/Workshop premises.

Storage/workshop premises. Landlord to install new frontage.

Last remaining unit on this well-located estate accessed from Largo Road. Adjacent to ALDI, Wolesley, Bassaguard Garage.

127 sq. m. (1,367 sq. ft.)

£18,000 per annum and 100% rates relief.



VIDEO TOUR



WHAT 3 WORDS

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB

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**BURNS**  
AND PARTNERS

**SHEPHERD**  
COMMERCIAL





# Location

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB



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 within a small commercial estate accessed from Tom Morris Drive to the south of St Andrews Town Centre and immediately off Largo Road (A915).

Largo Road is the main vehicular route leading into the town centre.

Surrounding occupiers include Aldi, Halfords, Kwik Fit, Bassaguard Garage and Plumb Centre.

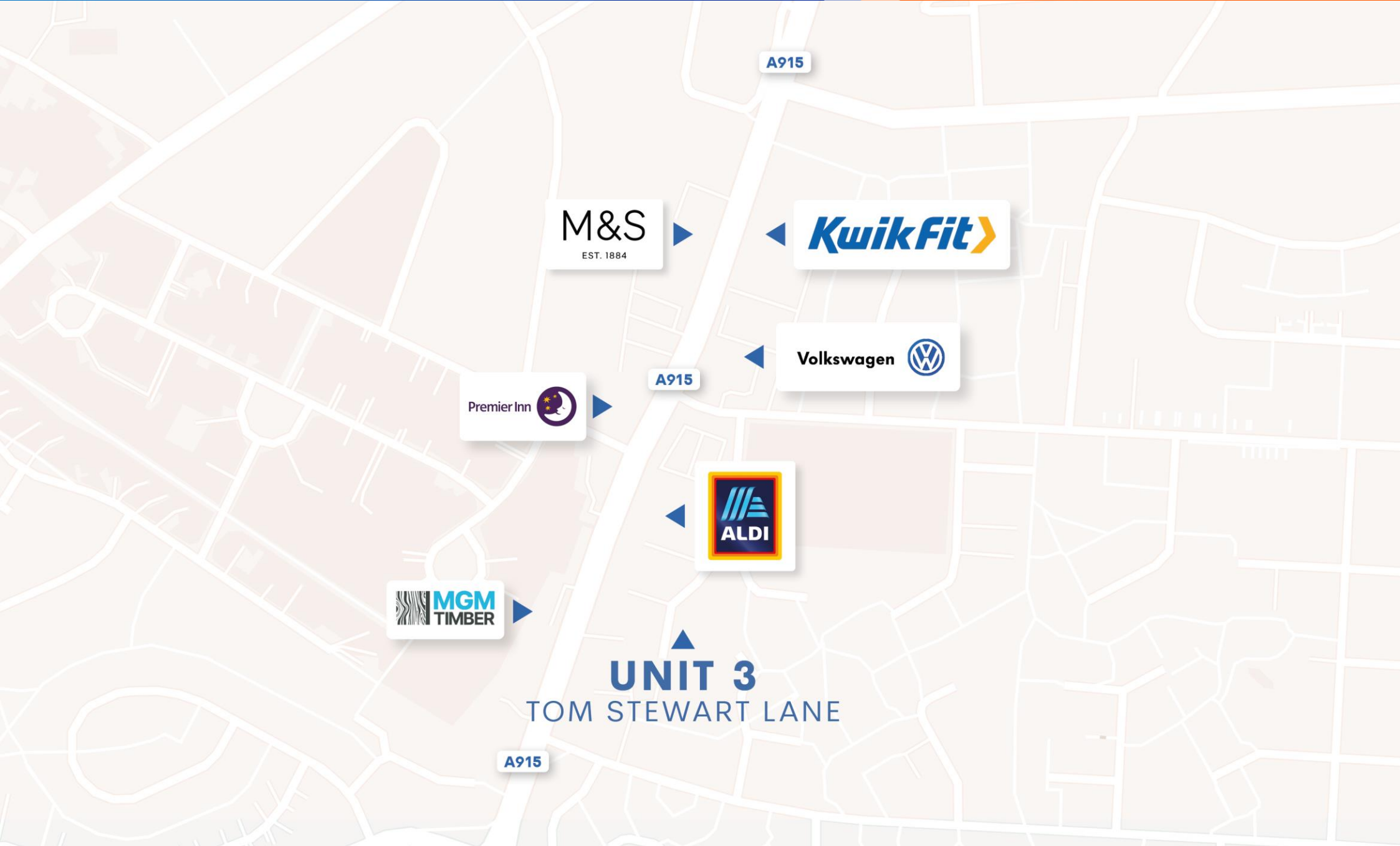
# Description



FIND ON GOOGLE MAPS

# Nearby Occupiers

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB



M&S  
EST. 1884

**KwikFit**

Volkswagen 

**ALDI**

Premier Inn 

**MGM  
TIMBER**

**UNIT 3**  
TOM STEWART LANE

A915

A915

A915

# Location

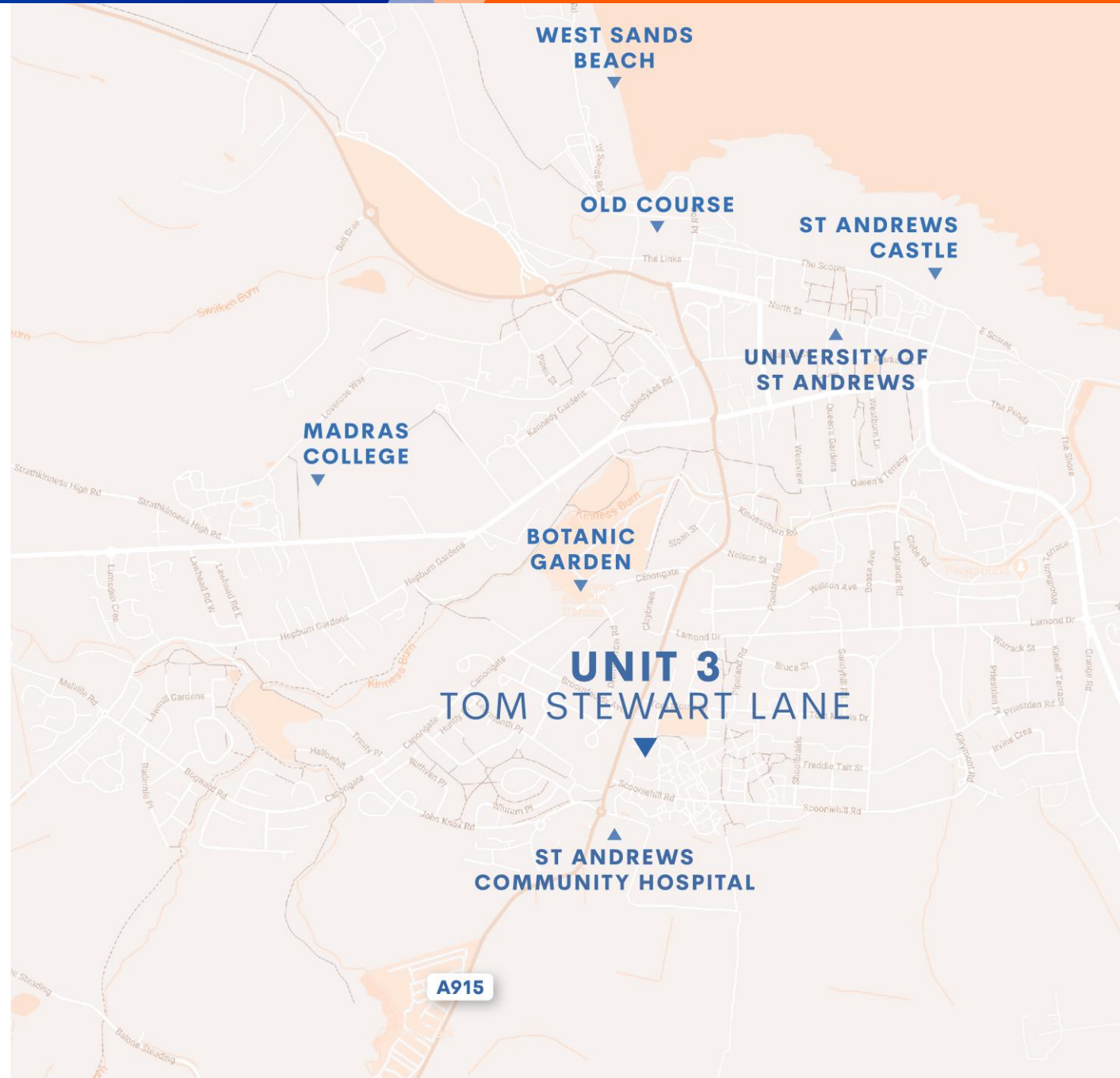
UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB

## BY CAR

| Destination  | Distance  | Time     |
|--------------|-----------|----------|
| Town centre  | 1 mile    | 4 mins   |
| Rail station | 7.5 miles | 20 mins  |
| Dundee       | 22 miles  | 31 mins  |
| Perth        | 36 miles  | 57 mins  |
| Stirling     | 52 miles  | 86 mins  |
| Edinburgh    | 51 miles  | 87 mins  |
| Glasgow      | 74 miles  | 103 mins |

## BY RAIL to Leuchars (nearest station)

| Station   | Time     |
|-----------|----------|
| Dundee    | 16 mins  |
| Perth     | 52 mins  |
| Edinburgh | 74 mins  |
| Stirling  | 90 mins  |
| Glasgow   | 122 mins |





# Description

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB



The subjects comprise a mid-terraced workshop and storage unit of steel frame construction infilled with concrete block and brick.

The Landlord proposes to install a new frontage for the ingoing occupier. This will measure 3.85m x 2.6m.

There is a communal circulation yard to the front of the premises.

The unit extends to around 127 sq.m. (1,367 sq.ft.) or thereby.





## Terms

Our client is inviting rental offers of £18,000 per annum for of a minimum of 5-year lease period.

## Rateable Value

£9,900

The property therefore qualifies for 100% rates relief.

## Energy Performance Certificate

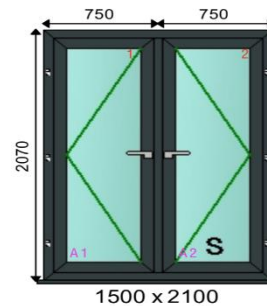
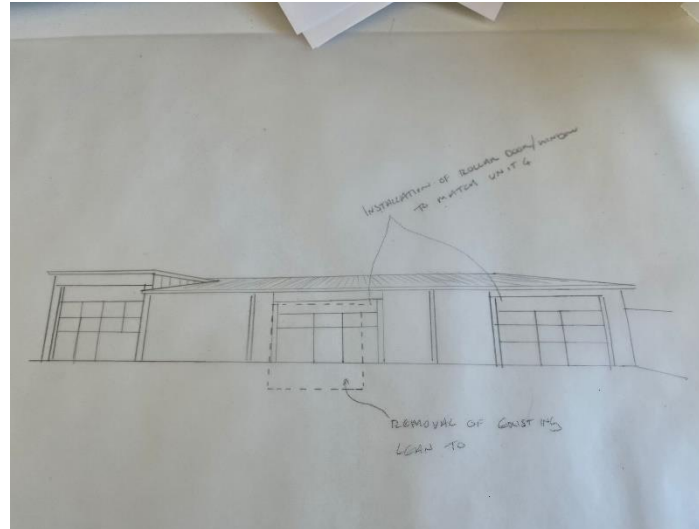
Available upon request

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



### Frame Specification:

- Finish 1: Anth Grey
- Finish 2: White - Nor
- Door Handle: Mila Lever/
- Door Hinge: Door Hinge
- Door Lock: Ing Std Dot
- Cill: 150 Flat Be
- Beading: Shaped 28
- Drainage: Base
- Reinforcing:

### Glazing:

4-20-4.CLR.TUF.LowE Blacl

## Get in Touch

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



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**Chris Paterson**  
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### ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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