

TO LET

RETAIL/RESTAURANT PREMISES

Prominent commercial premises in historic landmark building on corner of South Street and Church Street.

Ground Floor 209 sq.m (2,250 sq.ft)

First Floor 18 sq.m (194 sq.ft)

Potential for sub division for a variety of retail uses and restaurant/caf  use subject to planning.

Further details and plans available on potential split of the property.

Rent from  60,000 per annum



VIDEO TOUR



WHAT 3 WORDS

107 SOUTH STREET, ST ANDREWS, KY16 9QW

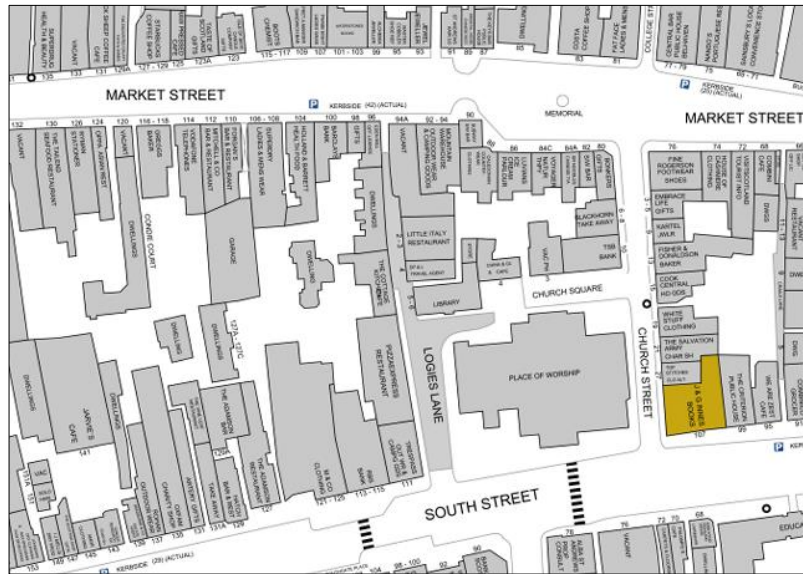
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

107 SOUTH STREET, ST ANDREWS, KY16 9QW

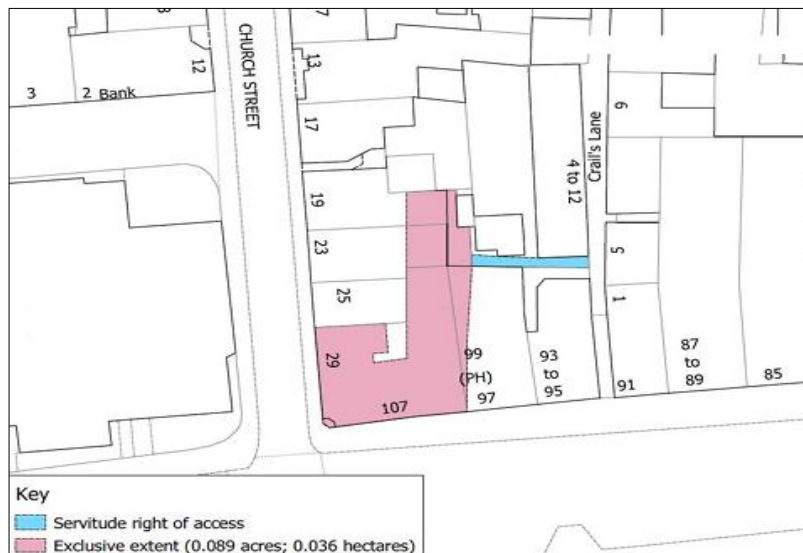


The university town of St Andrews is situated on the north east coast of fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

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 occupy a prominent corner position of South Street and Church Street. Surrounding occupiers include the Criterion Pub, White Stuff, Zizzi, The Salvation Army, Fisher & Donaldson and several other local and national retailers.

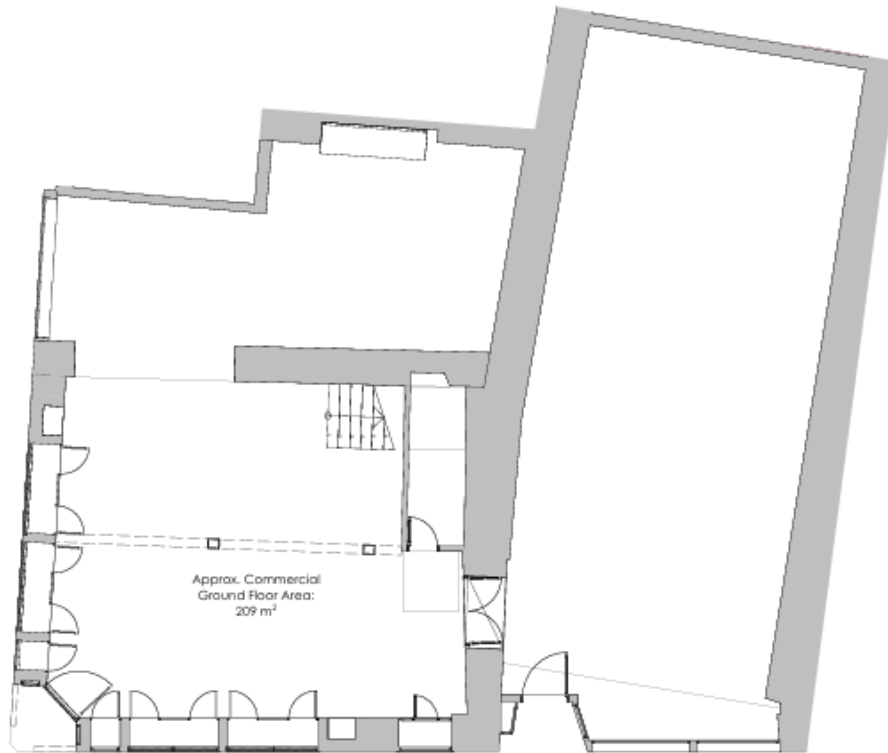


Description



FIND ON GOOGLE MAPS

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 PURPOSES.



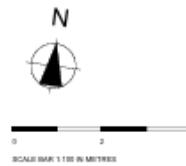
Ground Floor_Commercial

1:100



First Floor_Commercial

1:100



CLIENT	PRIME CALEDONIA COMPANY LTD
PROJECT	105-107 South St, St Andrews
DRAWING	Commercial Floor Plans

MWP. MERCAT HOUSE
 1 CHURCH STREET
 ST ANDREWS
 SCOTLAND, UK
 KY16 9NW
 01334 472244
 www.mujrwalkers.co.uk
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SCALE	1:100 @ A3	JOB No.	4296
DATE	15.11.2024	NUMBER	A.03.1
DRAWN	VK		



Description

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The subjects comprise a substantial four storey corner terraced building which is Category 'C' Listed. The main walls are of solid stone construction and the roof over is pitched and clad in slate. The property was formerly occupied by J & G Innes Limited (a book shop) and would be suitable for a variety of retail, commercial and restaurant/café uses,

The remainder of the building is earmarked for conversion to residential flats.

The property would lend itself to sub division. Further details on application.

Accommodation

	m ²	ft ²
Ground Floor	209	2250
First Floor	18	194
TOTAL	227	2,444





Rental

Rent from £60,000 per annum.

Terms

Our client is inviting rental offers on normal full repairing and insuring terms for a period of ten years.

Rateable Value

Will require to be reassessed

Energy Performance Certificate

Awaiting further details.

VAT

Prices are quoted exclusive of VAT.

Legal Costs

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

Get in Touch

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



Jonathan Reid

j.reid@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



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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