

Bradburne & Co

Chartered Surveyors, Estate Agents

TO LET

**73 South Street,
St Andrews,
Fife**



**AN ATTRACTIVE PRIME RETAIL UNIT ON THE SUNNY SIDE
OF SOUTH STREET WITHIN CENTRE OF TOWN**

**Excellent Location
Busy Retail Area
Convenient Parking**

139 South Street St Andrews Fife KY16 9UN
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Email: info@bradburne.co.uk Web: www.bradburne.co.uk

LOCATION

St Andrews is an historic town with world famous golf courses, Scotland's oldest university and is a highly regarded tourist destination.

The resident population is around 15,000 with an additional 9,000 students. There are also many tourists and golfers throughout the year.

The shop is on the sunny side of South Street in one of the main shopping thoroughfares with excellent footfall and car parking on the street to the front.

DESCRIPTION

An attractive stone fronted ground floor retail unit with return frontage within a prime area of shops in the centre of town. The accommodation comprises, front shop, rear shop, office, W.C. and rear store.

Total floor area is 622.47 sq ft (57.83m²).

SERVICES

The subjects are connected to the mains electricity and water. It is assumed drainage is to the mains.

RATEABLE VALUE

The property has a rateable value of £16,500. The current rate payable is 48 pence in the pound. Relief at 25% may be eligible to the tenant.

USE CLASS

Currently it has use Class 1 as a retail shop although it has had Class 2 consent in the past.

RENT

£25,000 per annum on a full repairing and insuring basis on a 10 year lease.

ENERGY PERFORMANCE CERTIFICATE

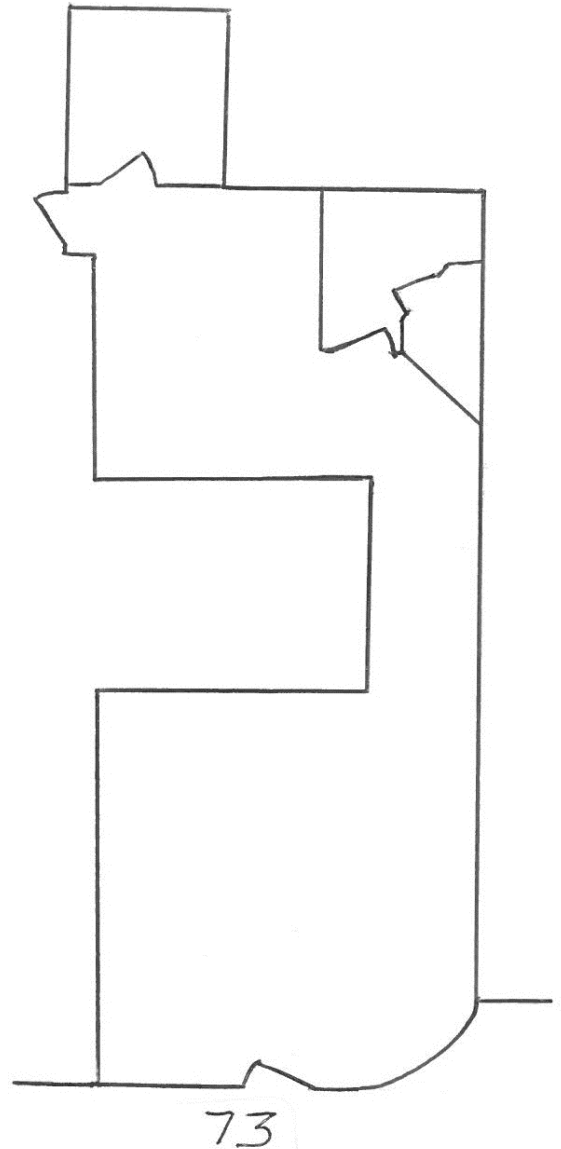
EPC Rating Band G.

LEGAL COSTS

The tenant will be liable for the landlords legal fees, recording dues and Land and Business Transaction Tax associated with this transaction.

VIEWINGS

Strictly by appointment with the Sole Letting Agent—Bradburne & Co. 139 South Street, St. Andrews, Fife. Tel—01334 479479.



Front	27.27 m ²	293.57 sqft
Side	4.48 m ²	48.2 sqft
Rear	26.08 m ²	280.7 sqft
Total	57.83 m²	622.47 sqft

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2017 Licence Number 100010747.