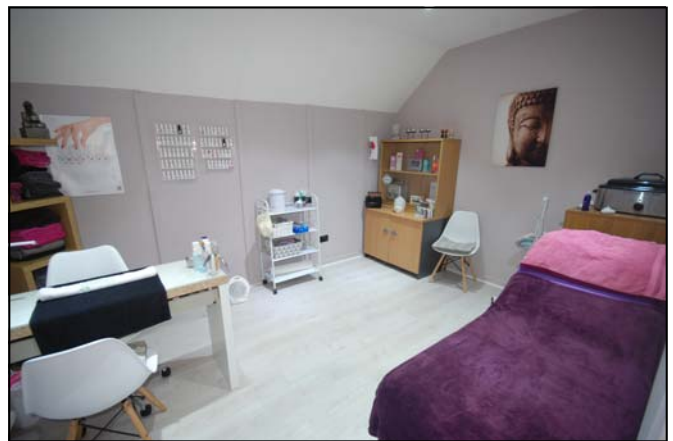


# Bradburne & Co

Chartered Surveyors, Estate Agents

**TO LET**

**2 Mid Shore,  
St Monans,  
Fife, KY10 2BA**



**ADAPTABLE GROUND AND FIRST FLOOR UNIT  
WITH USUAL FACILITIES SITUATED IN HARBOUR FRONTAGE  
POSITION IN EAST NEUK VILLAGE**

**Excellent Coastal Location  
Convenient Parking**

139 South Street St Andrews Fife KY16 9UN  
Tel: 01334 479479 Fax: 01334 474399  
Email: [info@bradburne.co.uk](mailto:info@bradburne.co.uk) Web: [www.bradburne.co.uk](http://www.bradburne.co.uk)

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## LOCATION

St Monans is an attractive East Neuk village with local amenities including shops, restaurants, primary school and harbour.

There are excellent road links to the rest of the East Neuk and beyond. The property is mid-terraced and has a private access from the public road.

## DESCRIPTION

An attractive stone fronted elevation gives access to covered pend leading to a ground floor studio with laminate flooring. An external staircase leads to a second studio with laminate flooring, office and shower room. There is also a small kitchen area off the hallway.

The total floor area is 1,016 sq ft (94.5m<sup>2</sup>) and this is divided as follows:-

	sq ft	m <sup>2</sup>
Ground Floor Studio	408.8	38.00
First Floor Studio	351.2	32.64
Office	133.9	12.45
Shower Room	42.6	3.96
Hallway	80.1	7.45

## SERVICES

The tenant will be responsible for all utility costs including mains electricity, water and drainage.

The landlord will provide a broadband and landline connection. Mains gas is available at the roadside.

## RATEABLE VALUE

The property has a rateable value of £5,500. The tenant may be eligible for 100% relief on the rates. Contact Fife Council for more details.

## USE CLASS

Currently used as an exercise leisure facility.

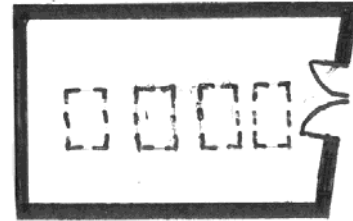
## RENT

£500 pcm (£5.90/sq ft, £63.50/m<sup>2</sup>) on the basis that the landlord keeps the property wind and watertight and the tenant provides any necessary fittings and decoration.

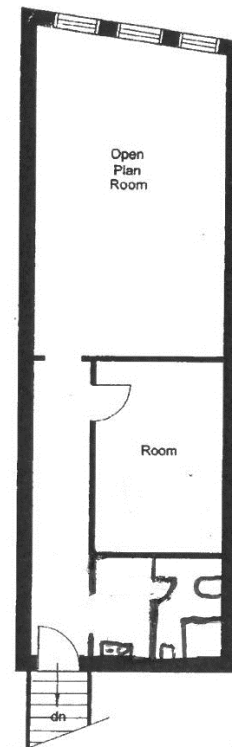
## VIEWINGS

Strictly by appointment with owners Mr & Mrs Rennie - 01333 730213 / 07977 468358.

## GROUND FLOOR



## FIRST FLOOR



## 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.