

# Bradburne & Co

Chartered Surveyors, Estate Agents

**TO LET**  
**77 South Street,**  
**St Andrews,**  
**Fife**



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

**Central Location**  
**Busy Retail Environment**  
**Convenient Parking**

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## LOCATION

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

The resident population is around 16,000 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 retail unit within a prime area of shops in the centre of town. The accommodation comprises, front shop, rear store, W.C. and store.

## 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 £9,800. The current rate payable is 48 pence in the pound. 100% relief may be available to the tenant.

## USE CLASS

Currently it has use Class 1 as a retail shop.

## RENT

£15,000 per annum on a full repairing and insuring basis on a 5 year lease with a 3 year break clause.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band G. A copy is held by the letting agent.

## LEGAL COSTS

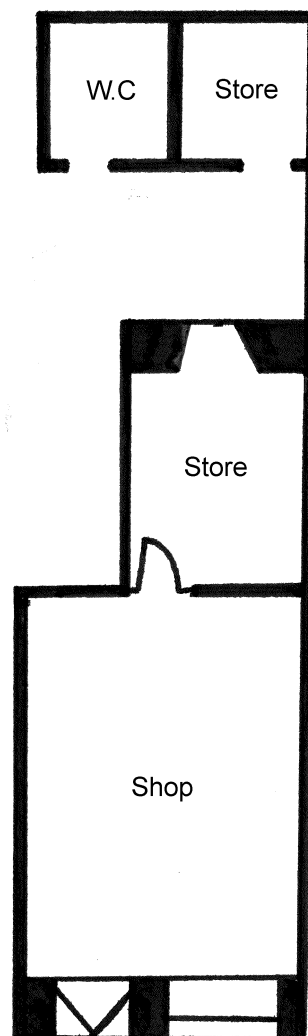
The tenant will be liable for the landlords legal fees, recording dues and Land an Business Transaction Tax associated with this transaction.

## VIEWINGS

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

## 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 2018 Licence Number 100010747.



	m <sup>2</sup>	sq ft
Front Shop	17.58	260
Store	6.59	71
<b>Total</b>	<b>24.15</b>	<b>331.00</b>

