



TO LET

PRIME RETAIL PREMISES

**WITHIN POPULAR TOURIST
TOWN OF ST ANDREWS.**

**NET AREA 43.80 SQ. M, (471
SQ. FT.)**

**LOCATED ON BUSY SECTION
OF MARKET STREET**

**ADJACENT TO A NUMBER OF
NATIONAL OCCUPIERS**

**EXCELLENT RETAIL
FRONTAGE**

**AVAILABLE TO LET AT
£35,000 PA**



VIDEO TOUR



WHAT 3 WORDS

96 MARKET STREET, ST ANDREWS, KY16 9PB

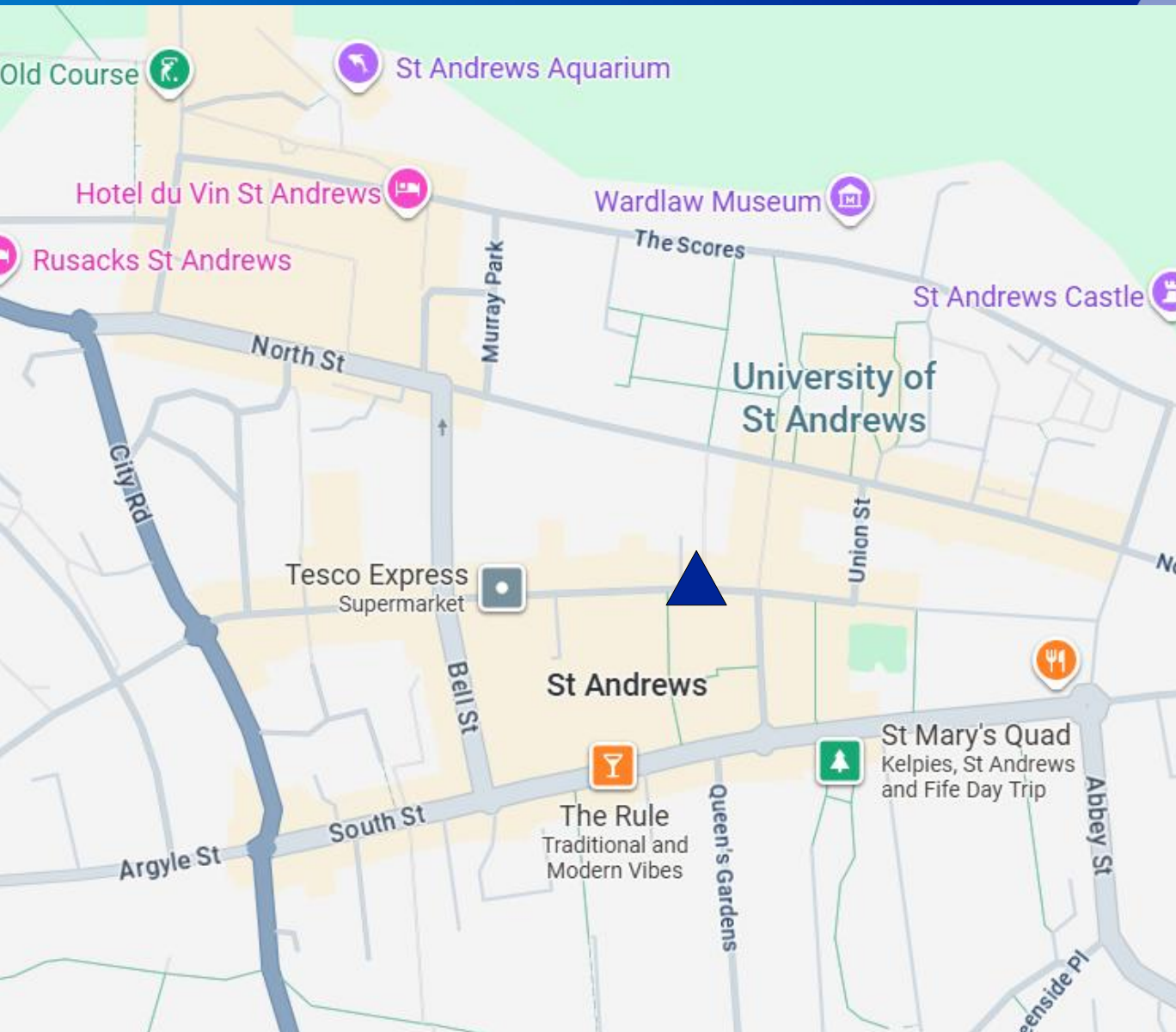
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 | shepherd.co.uk
Oliver Farquharson oliver.farquharson@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

96 MARKET STREET, ST ANDREWS, KY16 9PB



LOCATION

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 14,000 persons which is boosted by an influx of approximately 6,500 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 located in a prime location on the south side of Market Street between its junctions with Bell Street and Church Street immediately adjacent to Logies Lane. Surrounding occupiers include national retailers such as Edinburgh Woollen Mill, Carphone Warehouse, Barclay's Bank, and Mountain Warehouse.

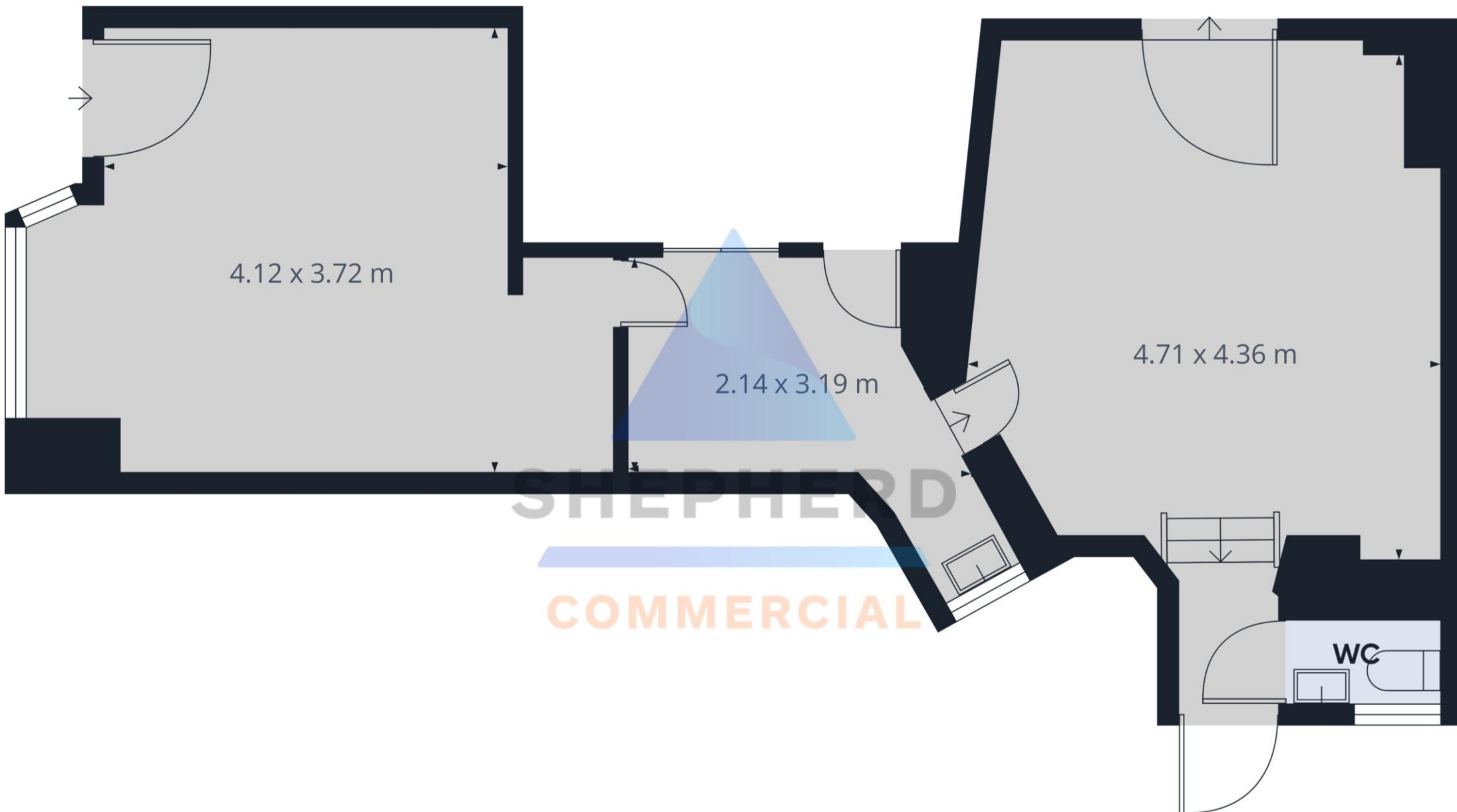


FIND ON GOOGLE MAPS



FLOOR PLAN

96 MARKET STREET, ST ANDREWS, KY16 9PB





Description

96 MARKET STREET, ST ANDREWS, KY16 9PB

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a terraced 2.5 storey town centre building fronting Market Street which connects into a terrace of 2 storey properties running along Logies Lane.

The main walls are of stone construction whilst the roof over is pitched and clad in slate.

The property is entered from Market Street leading into a retail area and in turn to a back shop/preparation area with links into a rear stockroom.

ACCOMMODATION

	m ²	ft ²
Ground Floor		
Retail Area, Back Shop, Stock Room & W.C.	43.80	471
TOTAL	43.80	471

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





LEASE TERMS

Our client is seeking rental offers in excess of £35,000 per annum for a negotiable period of time on normal full repairing and insuring terms.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £25,300

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage

ENERGY PERFORMANCE CERTIFICATE

Available upon request

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with the letting of the property.



Get in Touch

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



Jonathan Reid

j.reid@shepherd.co.uk



Oliver Farquharson

oliver.farquharson@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.

[shepherd.co.uk](https://www.shepherd.co.uk)