

TO LET/ FOR SALE

Office/Retail Premises

Prominent premises within centre of Cupar suitable for retail or office use.

Net Area – 43.48 sq. m. (468 sq. ft.)

100% rates relief.

Asking Rent - £7,500 per annum.

Asking Price - £70,000.



VIDEO TOUR



WHAT 3 WORDS

16 MILLGATE, CUPAR, KY15 5EG

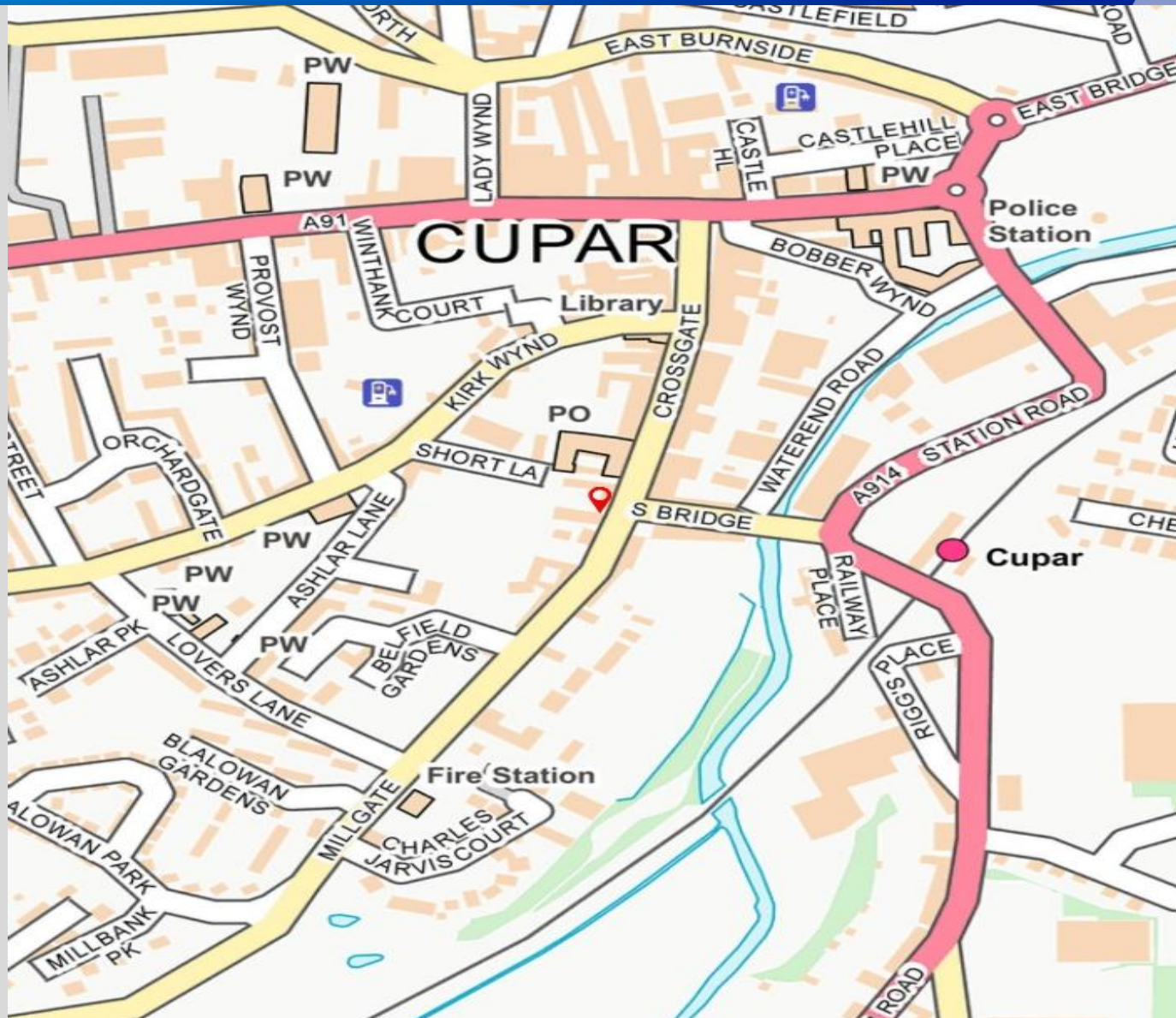
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Location

16 MILLGATE, CUPAR, KY15 5EG



Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

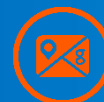
Cupar is historically a market town and is occupied by a number of local and national businesses.

The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

The subjects are prominently located within Cupar Town Centre on Millgate directly opposite Southbridge in a mixed residential/commercial area.

Description



FIND ON GOOGLE MAPS



Description

16 MILLGATE, CUPAR, KY15 5EG



The subjects comprise ground floor retail premises contained within a two storey and attic building of stone construction with pitched slate roof over.

The property is accessed via a pedestrian door to the front elevation with two window displays leading into an open plan office/front shop with rear office and store with W.C.

In addition to the above there is an external store.

Accommodation

	m ²	ft ²
Ground Floor	43.48	468
TOTAL	43.48	468

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).





Price

Our client is inviting rental offers of £7,500 per annum for a negotiable period.

Alternatively, our client will invite offers in excess of £70,000 for their heritable interest..

Rateable Value

£3,650

The property therefore qualifies for 100% rates relief.

Energy Performance Certificate

Available upon request.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MARCH 2025

Get in Touch

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



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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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