

Prime St Andrews Investment For Sale.

13 BELL STREET, ST ANDREWS, KY16 9UR

- Refurbished Class 3 premises with significant tenant demand
- Located on busy section of Bell Street
- Long lease and 5 Yearly fixed rental uplifts of £2,500 P.A.
- Let at a current rent of £42,500 with 5 Yearly uplifts until lease expiry 30th January 2050
- Fixed rental uplift to £45,000 per annum on 31st January 2030

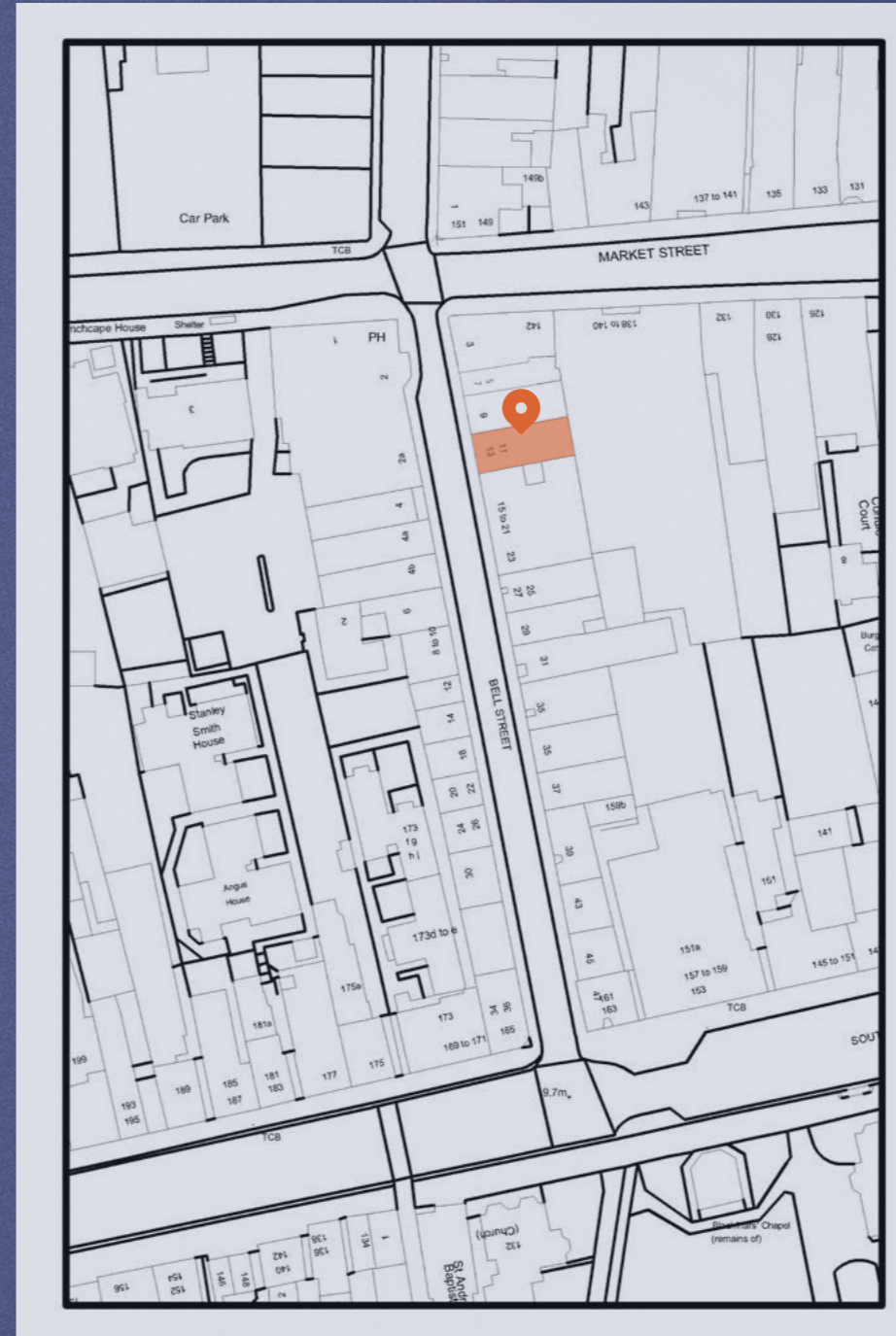


Description.

The subjects comprise good quality ground floor and basement property occupied by Birdies as a hot food takeaway. It is contained within a two storey and attic building with extension to the rear. The rear extension includes first floor accommodation with toilet facilities.

ACCOMMODATION	m ²	ft ²
Ground Floor		
Take-away, Seating & Kitchen	73.63	793
Basement		
Storage	27.19	293
First Floor		
Toilets and Storage Facilities	21.07	227
Total	121.89	1,313

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).



VIEW ON
GOOGLE MAPS

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 25,000 persons which is boosted by an influx of approximately 8,000 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 on Bell Street a top-quality retailing location within the centre of St Andrews with surrounding occupiers including Boots, Café Nero, Jo Malone, Ladbrokes and several other local and national occupiers.



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The Detail.

LEASE TERMS

The subjects are let to SNEM BOSS LIMITED on full repairing and insuring terms until 30th January 2050.

The annual rent is currently **£42,500 per annum** with fixed uplifts as follows:

31st January 2030 - **£45,000 per annum**

31st January 2035 - **£47,500 per annum**

31st January 2040 - **£50,000 per annum**

31st January 2045 - **£52,500 per annum**

The existing sub-tenant is understood to have spent around £250,000 on the fit out and refurbishment of the premises.

The lease allows for recovery of management charges.

The Landlord holds a tenant deposit of £10,625.

A copy of the lease will be provided to all interested parties.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

PRICE

The subjects are being offered for sale at offers in region of £750,000. This represents a Net Initial Yield of 5.38%. With the fixed rental uplifts every 5 years the yield will improve.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable value: £33,400

Proposed Rateable value: £37,900

The unified business rate for 2025/2026 is 49.8p

GET IN TOUCH

For further information or viewing arrangements please contact the joint 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.