

TO LET

PRIME RETAIL PREMISES

**LOCATED ON BUSY SECTION
OF BELL STREET**

**ADJACENT TO A NUMBER OF
NATIONAL OCCUPIERS**

EXCELLENT RETAIL FRONTAGE

AVAILABLE FEBRUARY 2026

NIA – 1,070 SQFT (99.44 SQM)

**AVAILABLE TO LET
AT £55,000 PA**



VIDEO TOUR



WHAT 3 WORDS



9 BELL STREET, ST ANDREWS, KY16 9UR

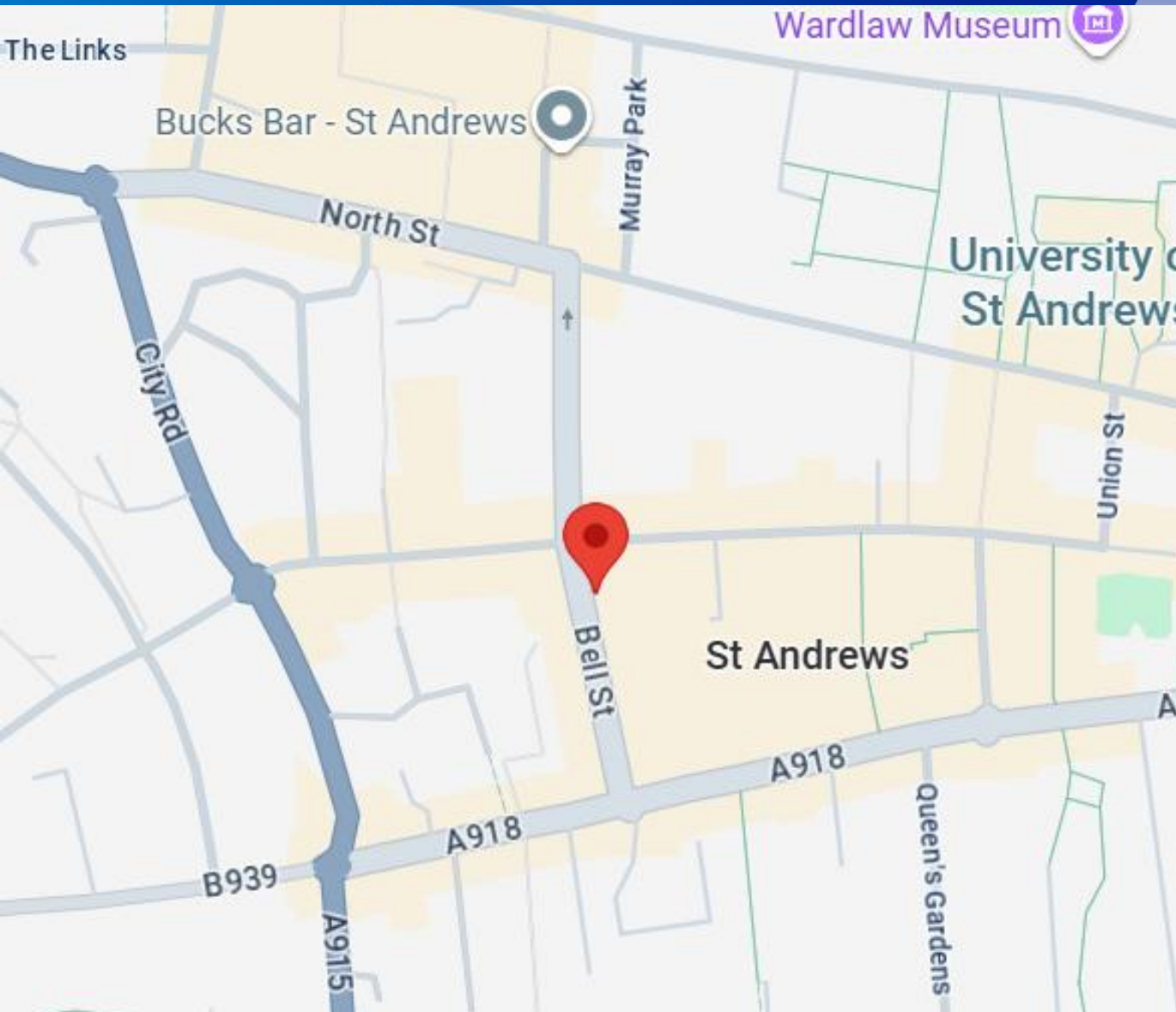
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Location

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LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56km (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 Jo Malone, Selbrae, Cafe Nero, Crew Clothing and a number of other local and national occupiers.



FIND ON GOOGLE MAPS



Description

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DESCRIPTION

The subjects comprise ground floor and basement retail premises is contained within a mid-terraced 2 storey and attic building.

The main walls are of stone construction with pitched slate roof over. The building is Category 'C' Listed.

ACCOMMODATION

	m ²	ft ²
Ground Floor – Retail area	87.64	943
Basement – Office and WC	11.80	127
TOTAL	99.44	1,070

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).



RENTAL

The property is available to at a rental £55,000 per annum for a negotiable period of time.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered into the valuation roll at:

Rateable Value: £36,300

The unified Business Rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

ENERGY PERFORMANCE CERTIFICATE

The subject has a current EPC rating of 'F'.

VAT

Prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

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

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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