



TO LET

Prominent Retail Premises Within Centre of St Andrews

Net area 225 sq. m. (2,420 sq. ft.)

Suitable for variety of commercial and retail uses.

Asking rent - £40,000 per annum,



VIDEO TOUR



WHAT 3 WORDS

158 SOUTH STREET, ST ANDREWS, KY16 9EQ

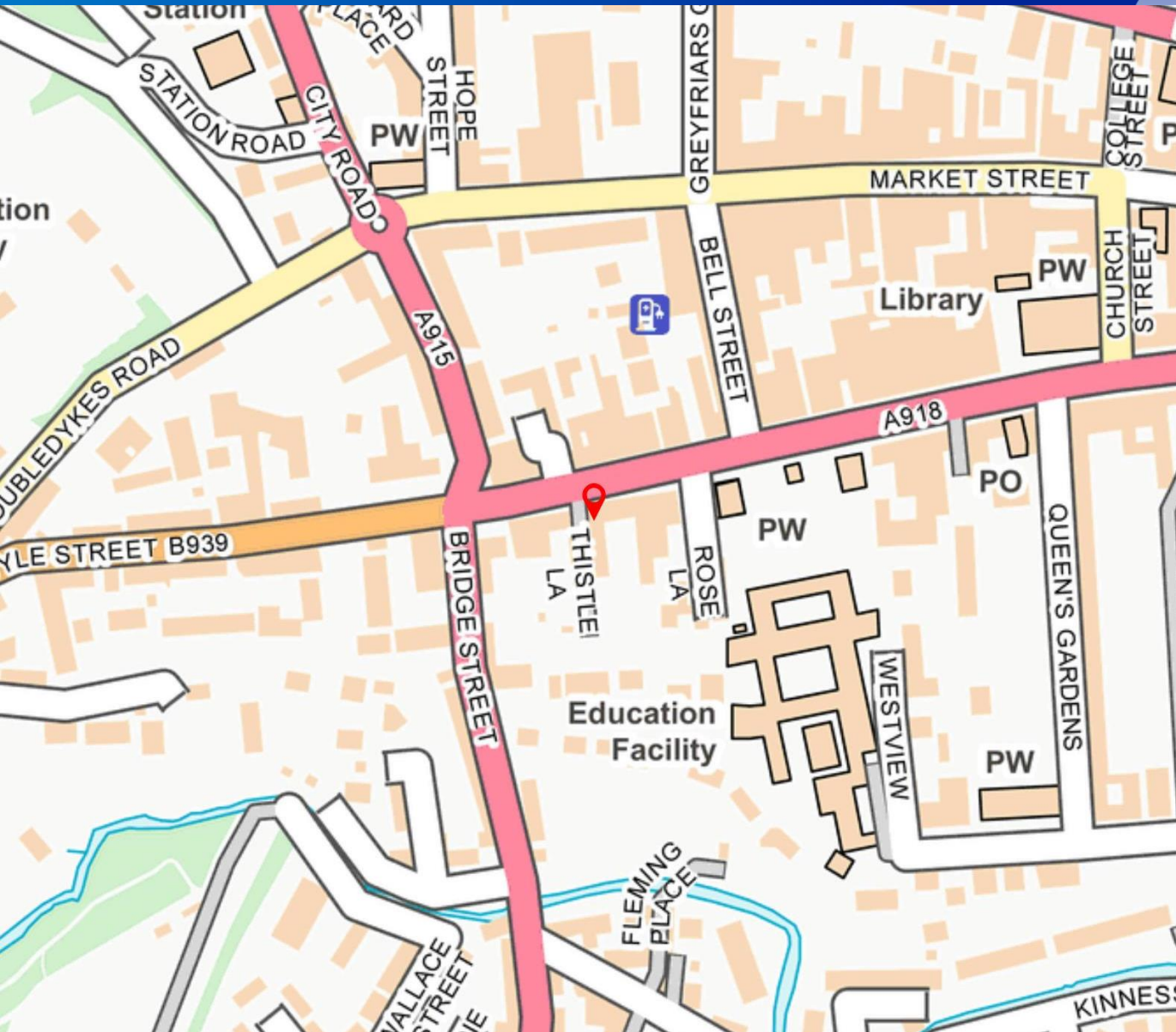
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

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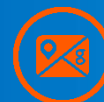
The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

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 South Street a short distance from bell Street within the centre of St Andrews.

Description



FIND ON GOOGLE MAPS



Description

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The subjects comprise ground floor retail premises within a Category 'C' Listed building dating from the early 20th Century.

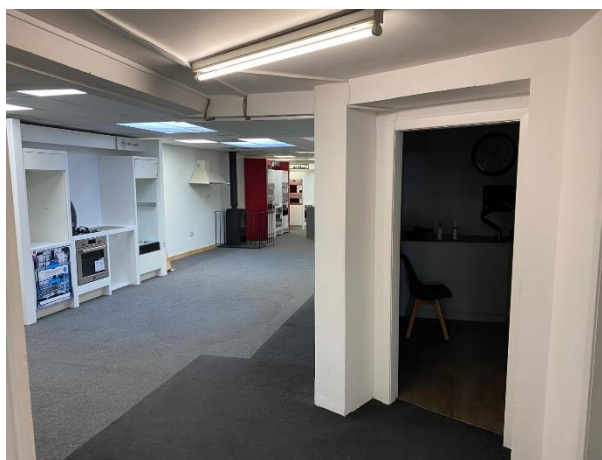
They are contained within an end terraced two storey stone building with pitched pan tiled roof over. This extends into an extensive two storey and single storey brick extension to the rear.

Internally the accommodation comprises good quality open plan retail space with associated kitchen, storage and toilet facilities.

Accommodation

	m ²	ft ²
Ground Floor		
Retail Space, Kitchen, Storage and W.C. Facilities.	225	2,420
TOTAL	225	2,420

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).





Terms

Our client is inviting rental offers in excess of £40,000 per annum for a negotiable period of time.

Rateable Value

£34,200

Energy Performance Certificate

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will 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

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.

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