

TO LET

Trade Counter

Units available from 88.65 sq. m.
(954 sq. ft.) up to 271.30 sq. m.
(2,920 sq. ft.)

Rent on application.

Well located trade counter
warehouse premises suitable for
variety of users.

On site car parking.

A number of national trade
occupiers within the immediate
vicinity.



VIDEO TOUR



WHAT 3 WORDS

TRADE COUNTER, UNIT 1-3, BLOCK B, PRESTONHALL INDUSTRIAL ESTATE, CUPAR, KY15 4RD

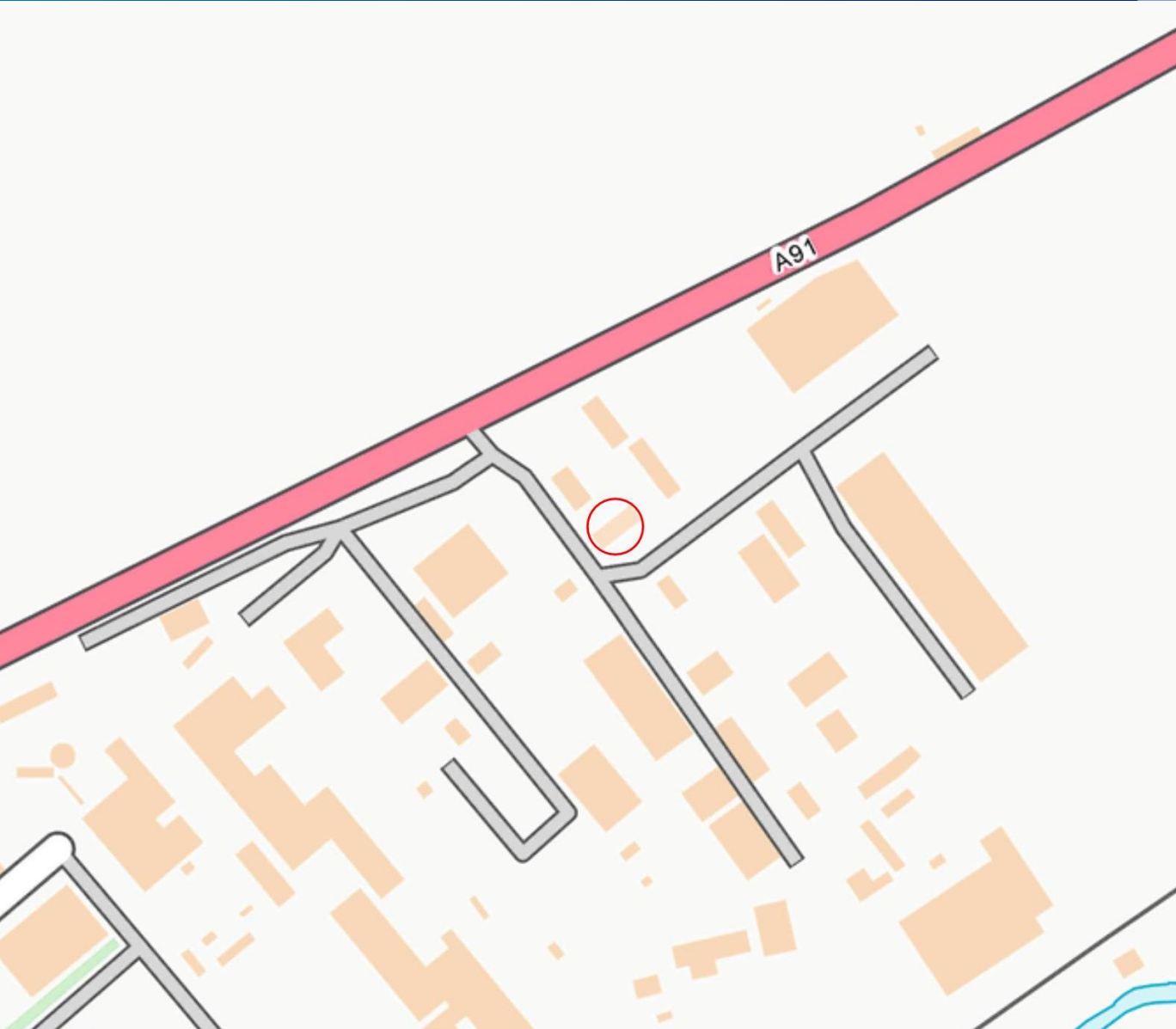
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

TRADE COUNTER, UNIT 1-3, BLOCK B, PRESTONHALL INDUSTRIAL ESTATE, CUPAR, KY15 4RD



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 several local and national businesses.

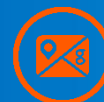
The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

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

The subjects are located on Prestonhall Industrial Estate which is situated to the east of Cupar Town Centre. The estate is accessed directly from the A91.

Surrounding occupiers include Wolseley, Country Carpets, Screwfix and William Wilson.

Description

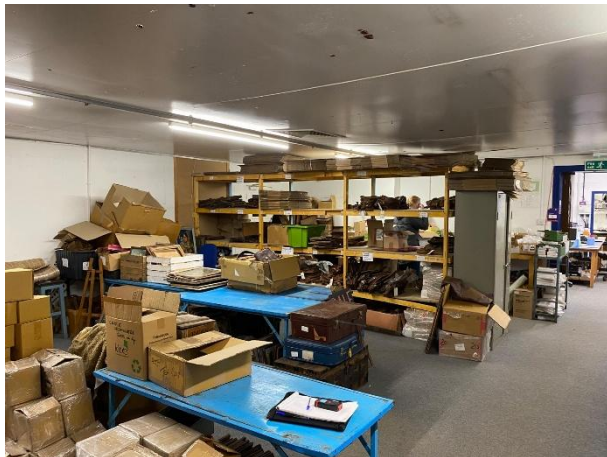


FIND ON GOOGLE MAPS



Description

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The subjects comprise a detached building of steel portal frame construction part infilled with concrete block clad externally with profile metal sheeting and harling and with mono pitched profile metal sheet roof over.

The unit is subdivided into three separate trade counter units each accessed via a roller door which provides a width of 2.7 m. and height of 2.5 m. The internal eaves height of the property is 3.25 m. A concrete block wall divides the individual units albeit they are interlinked internally.

Externally there is tarmac surfaced car parking to the front elevation.

Accommodation

	m ²	ft ²
Unit 1	88.65	954
Unit 2	88.65	954
Unit 3	94.00	1,012
TOTAL	271.30	2,920

Whilst the premises are available for lease as a single unit consideration will be given to leasing on a unit-by-unit basis.



Terms

Rent on application.

Rateable Value

£17,300

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 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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