

To Let / For Sale



**Prominent Retail Warehouse /
Industrial Premises**

Reduced Price



**BURNSIDE
MILL**



654 sq m (7,044 sq ft)



**Benefits from a large
large yard / car park**



**Suitable for a wide
variety of uses**



Available immediately

East Burnside Mill, Cupar, Fife, KY15 4DQ



**Prominent location in
Cupar town centre**



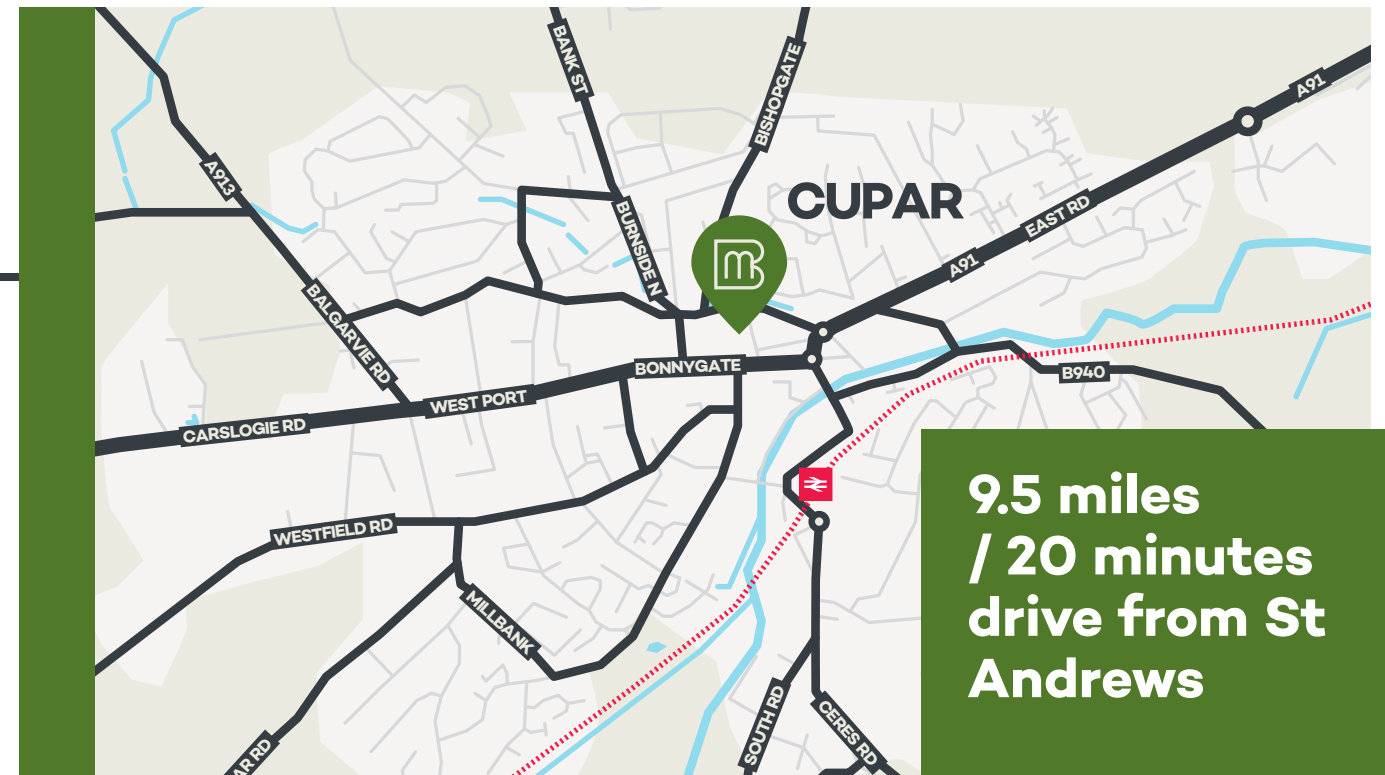
Location

Cupar is the former county market town located in North East Fife between Glenrothes and Dundee. The town has a residential population of approximately 9,000 and is an increasingly popular residential location. Cupar benefits its location on the east coast railway line and is within commuting distance of both Dundee, St Andrews and Edinburgh.

The premises are situated on the south side of East Burnside immediately to the north of

Cupar town centre. The surrounding area is predominantly residential in nature, however there are a number of commercial premises located in close proximity.

The site boundary is defined by East Burnside to the north, Millers Brae to the west and Castle Hill to the east. Vehicular access is provided from East Burnside while pedestrian access may also be taken via Castle Hill and an unnamed pend off St Catherine's Street.



**9.5 miles
/ 20 minutes
drive from St
Andrews**

Description

The premises comprise a stand-alone retail warehouse building which benefits from a large private car park to the front elevation. The building is of steel frame construction with concrete floor, brick walls and a double pitched profile metal clad roof.

Internally the property provides open plan accommodation currently fitted out as a retail warehouse providing a shop floor, stock room and staff welfare facilities.

Stairs to a small lower ground floor area provides additional storage, office and WC facilities. This area is also accessible from the car park.

Accommodation

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

Ground Floor	588 sq m	6,335 sq ft
Basement	66 sq m	709 sq ft
Total	654 sq m	7,044 sq ft



Indicative internal photo



BURNSIDE MILL Cupar, Fife, KY15 4DQ





Highly central
location in the
heart of Cupar
town centre

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BURNSIDE MILL

The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the agents has any authority to make or give any representation or warranty whatever in relation to this property. September 2025. Designed by thefifthhouse.co.uk



Indicative internal photo

Business Rates

We are advised by the local Assessor the property currently has a Rateable Value of £45,400 resulting in Rates Payable of approximately £22,600 per annum (2025/26).

Uses

The property has planning consent for the current retail warehouse use.

Alternative uses may be achievable subject to obtaining the relevant planning consent including:

- Residential
- Gym
- Leisure
- Light industrial
- Storage
- Vet practice
- Medical centre
- Café / restaurant may be achievable subject to obtaining the relevant planning consent.

Lease Terms

The property is available on a new lease for a term to be agreed and a quoting rent of £35,000 per annum plus VAT. Further information is available from the agents.

Sale Terms

Our client will consider selling their heritable interest in the property and the guide price is £250,000. Further information is available from the agents.

VAT

All prices are quoted exclusive of VAT.

EPC

Available on request

Further Information & Viewing

Please contact the agents:

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