



TO LET

Office/Commercial Premises

Refurbished office accommodation suitable for variety of uses.

Prominently located within popular tourist location of Anstruther.

100% Rates Relief available (subject to eligibility)

136 sq.m (1,465 sq.ft) over ground floor

Rent - £18,000 per annum



VIDEO TOUR



WHAT 3 WORDS

1A ST ANDREWS ROAD, ANSTRUTHER, KY10 3HA

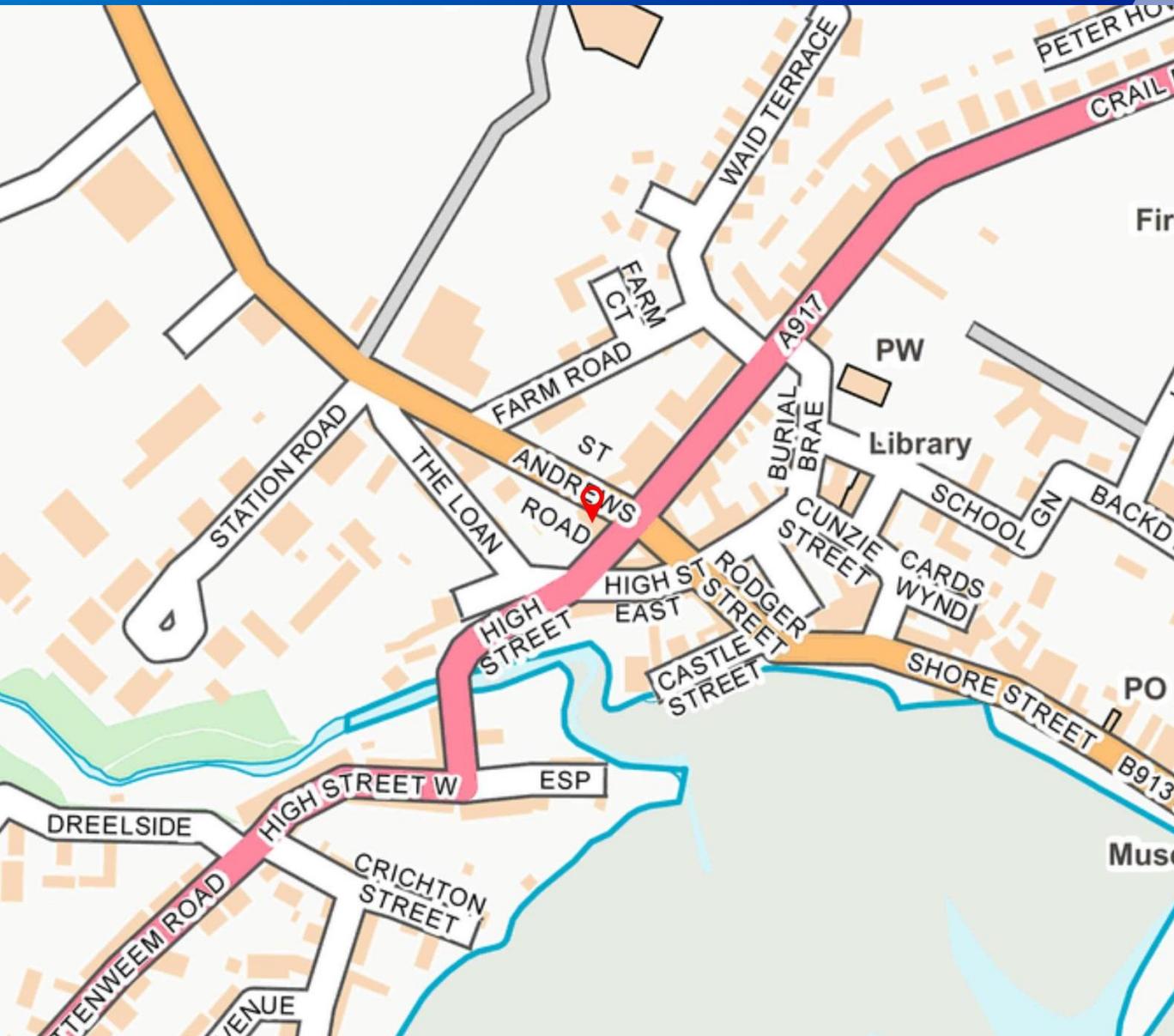
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

1A ST ANDREWS ROAD, ANSTRUTHER, KY10 3HA



Anstruther was originally a fishing village and is home to The Scottish Fisheries Museum however its main industry is now tourism although other small-scale manufacturing and service industries continue.

Anstruther has a number of local amenities including primary schooling, Waid Academy for secondary education, a supermarket and a variety of shops.

St Andrews, Cupar, Dundee, Kirkcaldy and Glenrothes are all within commuting distance and Edinburgh is approximately 1 hours' drive.

The subjects are prominently located on St Andrews Road a short distance from the harbour front.



FIND ON GOOGLE MAPS



Description

The subjects comprise an office/commercial unit contained within a substantial detached two storey stone and slate building. The property is Category 'C' Listed.

The accommodation is well presented and comprises a mix of open plan and private office accommodation.

Rent

Our client is inviting rental offers of £18,000 per annum.

Rateable Value

Rateable Value: £8,000.

Energy Performance Certificate

Available upon request.

	m ²	ft ²
Ground Floor	136	1,465
TOTAL	136	1,465

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party 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

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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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