

# TO LET

**OFFICE / RETAIL  
PREMISES**

**PROMINENT TOWN  
CENTRE LOCATION**

**RECENTLY REFURBISHED**

**SUITABLE FOR A VARIETY  
OF USES**

**CLASS 1A CONSENT**

**NIA: 34 SQ.M (366 SQ.FT)**

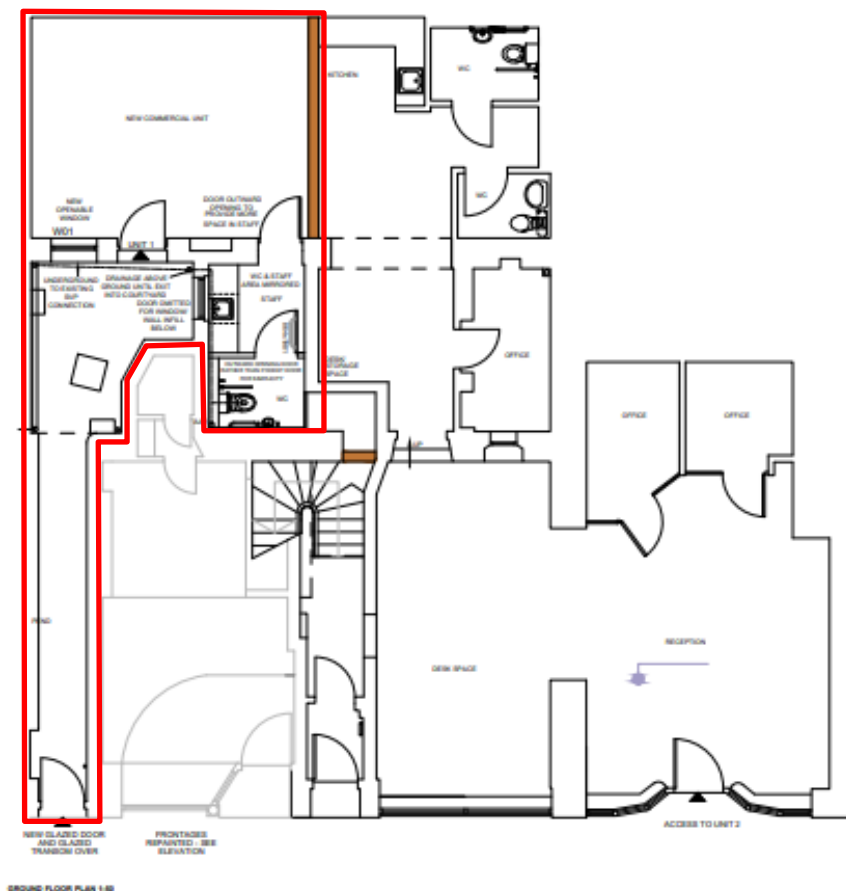
**OFFERS OVER  
£15,000 P/A**



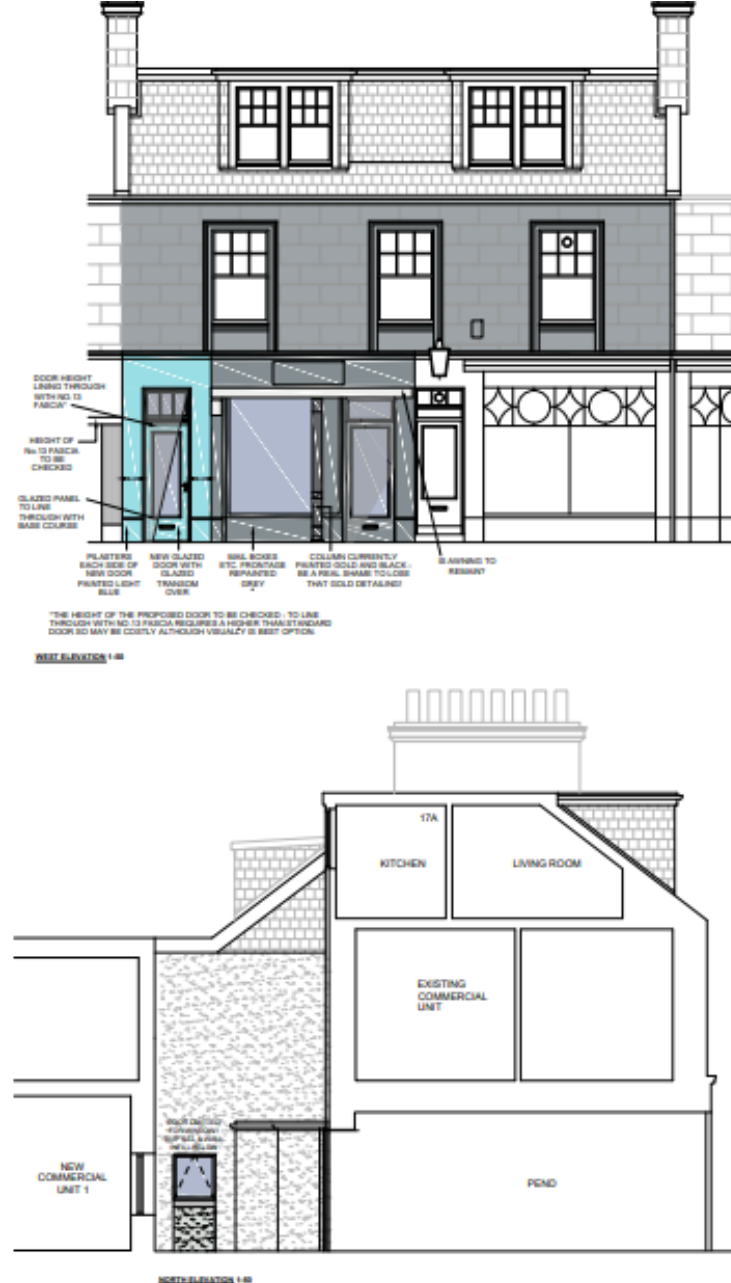
VIDEO TOUR



WHAT 3 WORDS



GROUND FLOOR PLAN 1-40



SECTION ELEVATION 1-40

**17A BELL STREET, ST ANDREWS, KY16 9UR**

**CONTACT: Jonathan Reid** | [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005

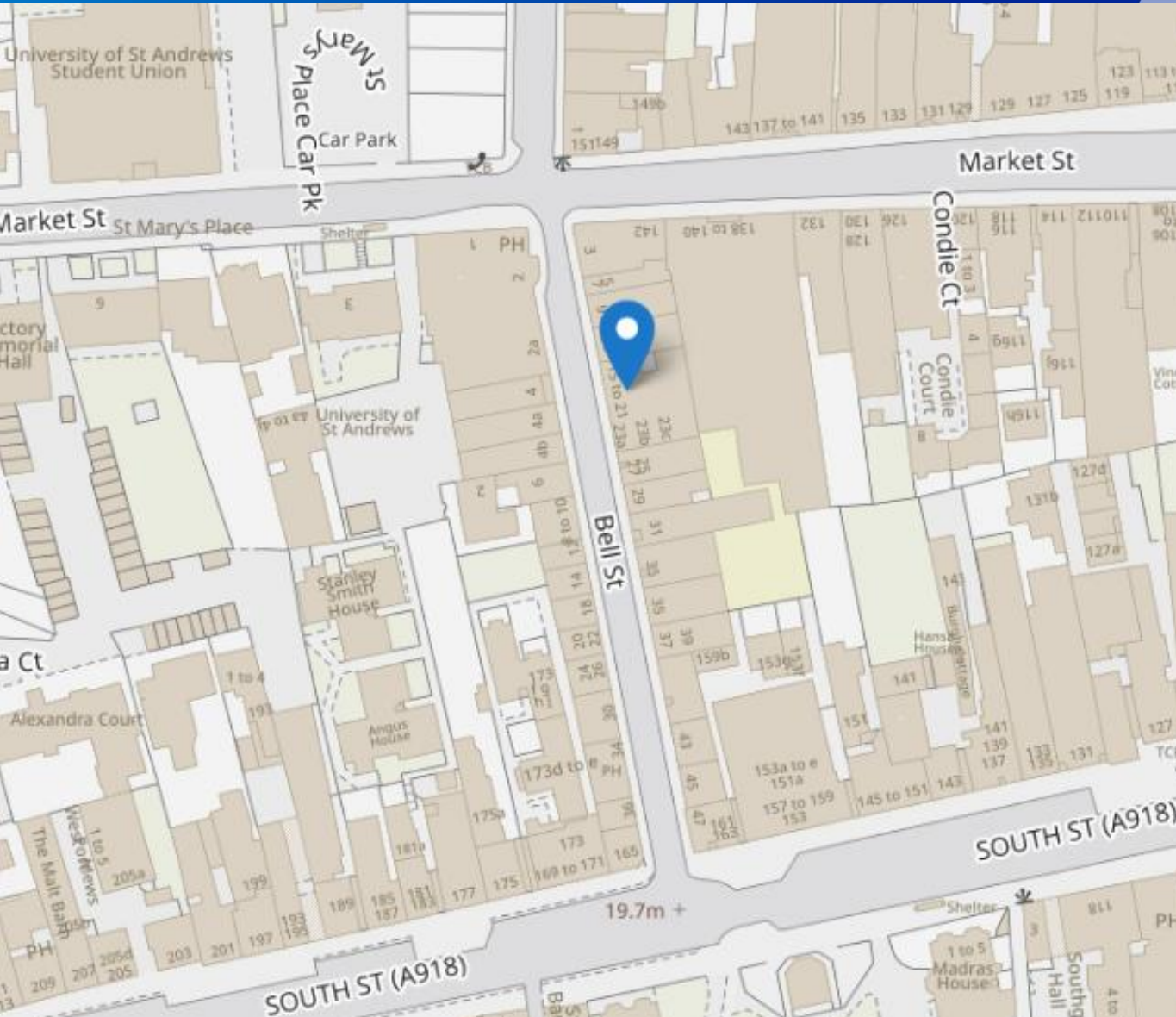
**Jamie Hutcheon** | [jamie.hutcheon@shepherd.co.uk](mailto:jamie.hutcheon@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

17A BELL STREET, ST ANDREWS, KY16 9UR



## LOCATION

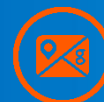
The university town of St Andrews is situated on the northeast coast of Fife approximately 25 km (15 miles) south of Dundee, 56km (35 miles) east of Perth and circa 80 km (50 miles) northeast of Edinburgh.

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 prominent retailing location within the centre of St Andrews.

Surrounding occupiers comprise a mix of both local and national retailers.



FIND ON GOOGLE MAPS



## DESCRIPTION

The subjects comprise a newly refurbished ground floor retail/office unit contained within a two-storey terraced building.

The property is accessed via a glazed entrance at street level, which then opens into a paved accessway and courtyard situated between two established retail units.

Internally the property offers a modern open plan office /retail accommodation.

Additional amenities include staff accommodation and W.C. facilities.

## RENTAL

Our client is inviting offers in excess of £15,000 per annum for their heritable interest.

## RATEABLE VALUE

The subjects are not currently entered into the Valuation Roll and will require to be separately assessed.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	34	366
<b>Total</b>	<b>34</b>	<b>366</b>

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).

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

## 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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**Jamie Hutcheon**  
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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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