

# TO LET

## WAREHOUSE SPACE

ESTABLISHED LOCATION

SHORT DISTANCE FROM ST  
ANDREWS TOWN CENTRE

LOADING DOOR INTO UNIT

TOILET AND KITCHEN FACILITIES  
AVAILABLE

GIA – 1,884 SQFT (175 SQM)

AVAILABLE TO LET AT  
£25,000 PA



VIDEO TOUR



WHAT 3 WORDS



**GROUND FLOOR STORAGE UNIT, SLOTLINE HOUSE, 7 LARGO ROAD, ST ANDREWS, KY16 8NJ**

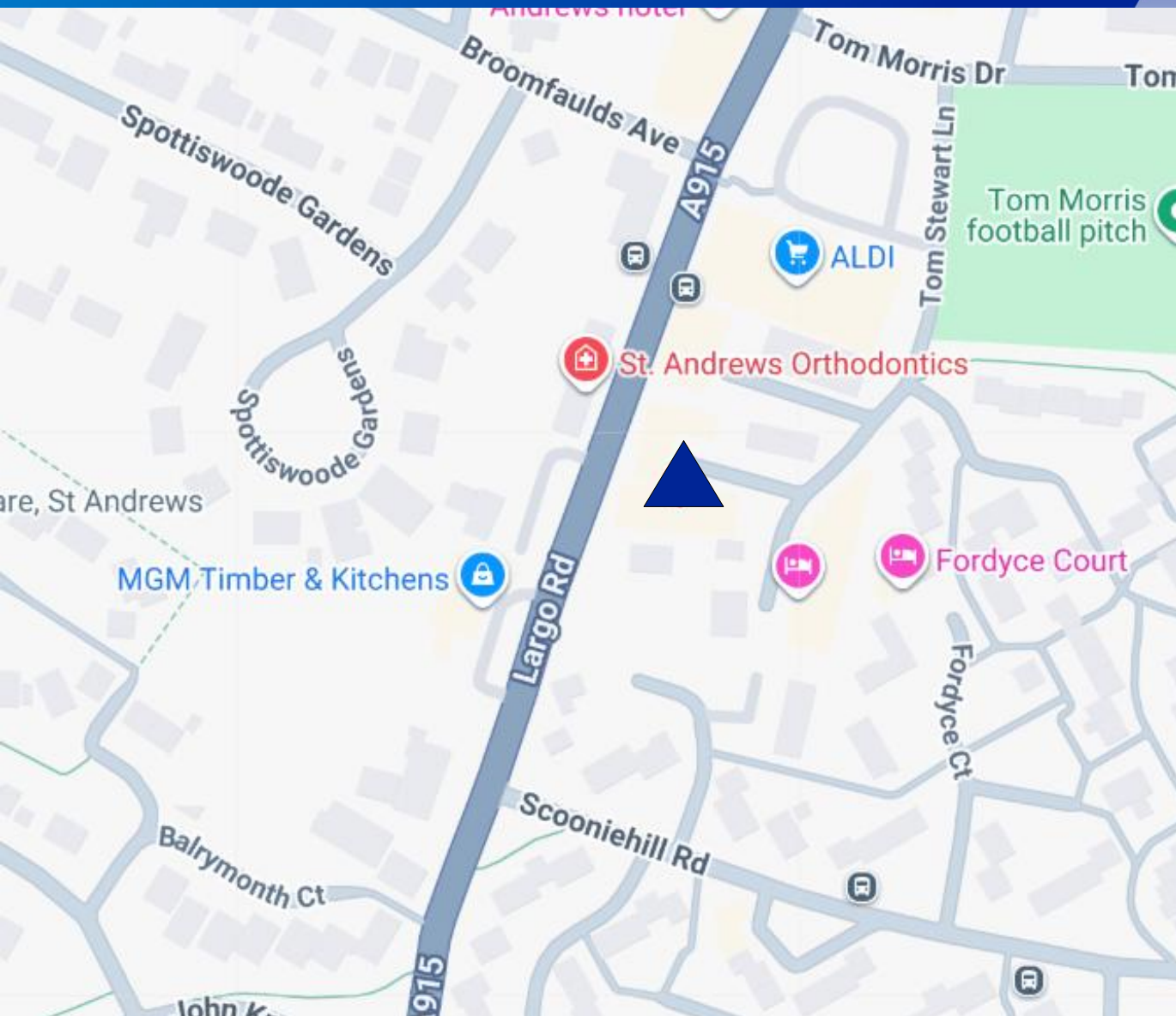
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# Location

GROUND FLOOR, SLOTLINE HOUSE, LARGO ROAD, ST ANDREWS, KY16 8NJ



## LOCATION

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 14,000 persons which is boosted by an influx of approximately 6,500 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 with a frontage to Largo Road in a commercial area to the north of St. Andrews town centre. Surrounding occupiers include M&S, several office occupiers, Halfords, Kwik Fit and ALDI. Largo Road (A915) is the main route into St Andrews from the South West.

Pedestrian access is available from Largo Road whilst vehicular access is taken from Tom Stewart Lane via an access road shared with Bassaguard Garage, Wolseley and several other commercial occupiers.



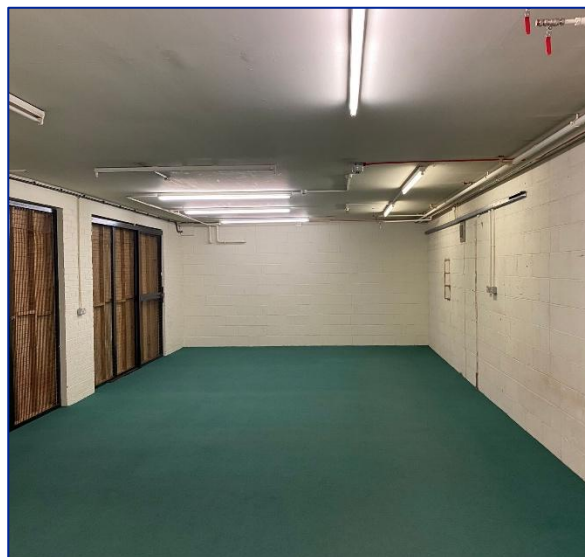
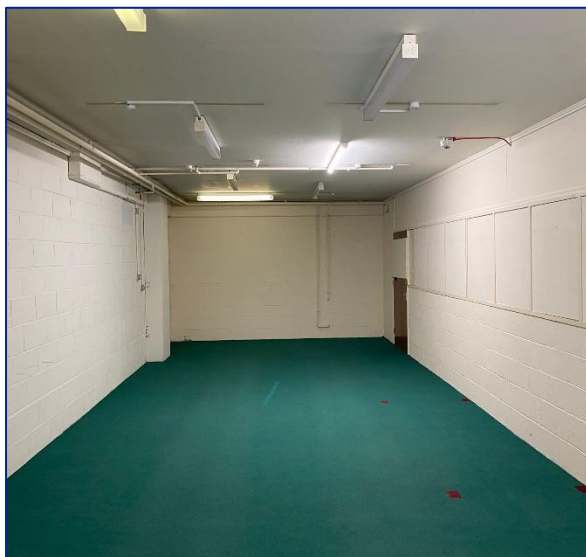
FIND ON GOOGLE MAPS





# Description

GROUND FLOOR SLOTLINE HOUSE, LARGO ROAD,  
ST ANDREWS, KY16 8NJ



## DESCRIPTION

The subjects comprise the ground floor of a purpose-built multi-let office and storage building.

The warehouse accommodation is sub divided into individual rooms and has a floor to ceiling height of approximately 2.7 m.

A loading door provides access into the unit offering a width of 2.4m and height of 2.4m

The accommodation would lend itself to a variety of uses.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Slotline House – Storage Unit	175	1,884
<b>TOTAL</b>	<b>175</b>	<b>1,884</b>

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).



## RENTAL

The subject are available to let for a period of 3 years at a rental of £25,000 pa

## RATEABLE VALUE

The subjects require to be re-assessed for rating purposes.

The unified business rate for 2025/2026 is 49.8p. The subjects qualify for 100% business rates relief via the Small Business Bonus Scheme

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property has been marked as 'B'.

## VAT

All prices are quoted exclusive of VAT

## 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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## 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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