

LAST REMAINING UNIT IN BUILDING

TO LET

**GROUND FLOOR SUITABLE
FOR VARIOUS USES**

**NEW GLAZED FRONTAGE TO BE
INSTALLED**

**SHORT DISTANCE FROM ST ANDREWS
TOWN CENTRE**

ON-SITE PARKING

GOOD MIX OF TENANT OCCUPIERS

GIA 175 SQ.M (1,884 SQ.FT)

**AVAILABLE TO LET AT £25,000
PA**



Proposed North Elevation
1:100 @ A2



VIDEO TOUR



WHAT 3 WORDS

UNIT S2, SLOTLINE HOUSE, 7 LARGO ROAD, ST ANDREWS, KY16 8NJ

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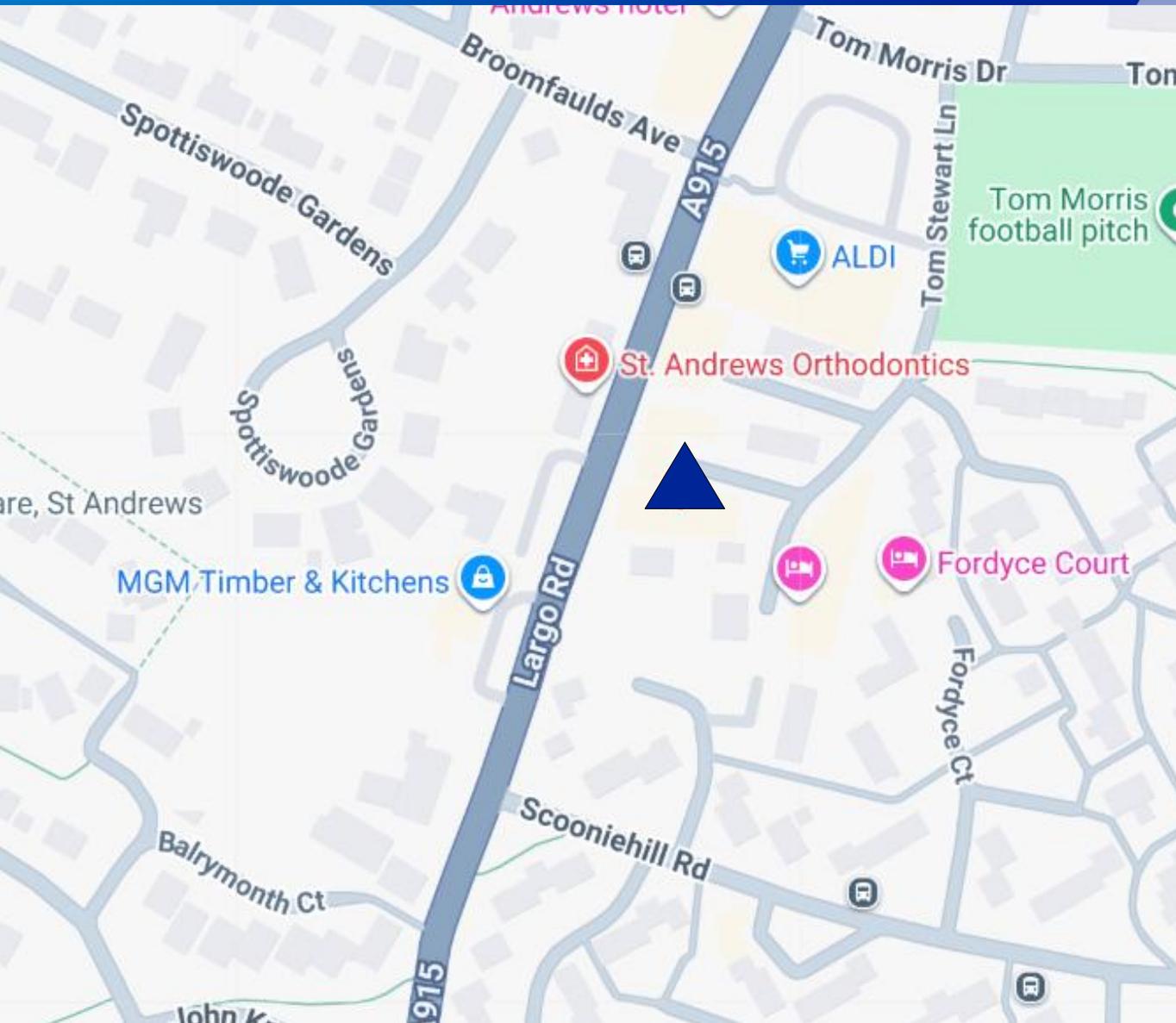
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Location

S2, 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

S2, SLOTLINE HOUSE, LARGO ROAD, ST
ANDREWS, KY16 8NJ



DESCRIPTION

The subjects comprise a purpose-built multi-let office and commercial building.

The accommodation is sub divided into large individual units and has a floor to ceiling height of approximately 2.7 m. There is a disabled WC at ground floor.

A new glazed frontage is to be installed to replace the existing roller door entrance.

The property would suit a variety of different uses including an office, studio, health uses and storage.

ACCOMMODATION

	m ²	ft ²
S2 Ground Floor	175	1,884
TOTAL	175	1,884

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).



The Detail

UNIT 2, SLOTLINE HOUSE, LARGO ROAD, ST
ANDREWS, KY16 8NJ

RENTAL

The subject are available to let at £25,000 pa for a negotiable period.

RATEABLE VALUE

The subjects will require to be reassessed 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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