



**TO LET**

**PRIME RETAIL PREMISES**

**PRIME RETAIL PROPERTY ON  
MARKET STREET.**

**BUSY FOOTFALL IN HISTORIC  
TOURIST AND UNIVERSITY  
TOWN.**

**NET AREA – 56.22 SQ. M. (605  
SQ. FT.)**

**RENT - £42,000 PER ANNUM**



**VIDEO TOUR**



**WHAT 3 WORDS**

**142 MARKET STREET, ST ANDREWS, KY16 9PD**

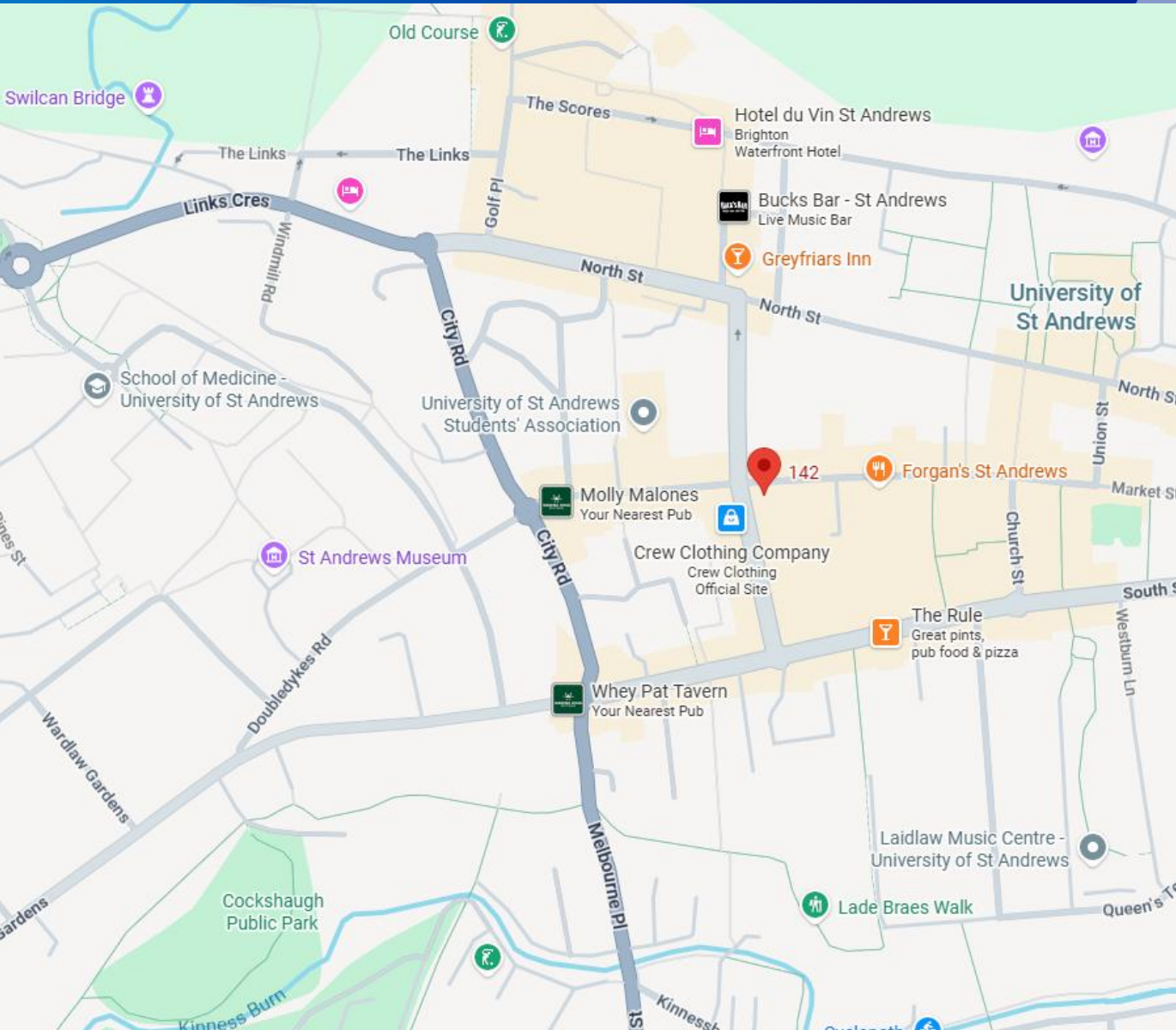
**CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 [shepherd.co.uk](http://shepherd.co.uk)  
Oliver Farquharson – [oliver.farquharson@shepherd.co.uk](mailto:oliver.farquharson@shepherd.co.uk) | 01382 878005 [shepherd.co.uk](http://shepherd.co.uk)**





# Location

142 MARKET STREET, ST ANDREWS, KY16 9PD



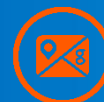
## LOCATION

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 on the prime retailing section of Market Street close to the junction with Bell Street. This is a busy and popular retailing location with many national occupiers within the vicinity including a Tesco Express.



FIND ON GOOGLE MAPS



# Description

142 MARKET STREET, ST ANDREWS, KY16 9PD



## DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a 2½ storey mid terraced building within the centre of St Andrews.

The main walls are of stone construction whilst the roof over is pitched and clad in slate.

The property is accessed via a pedestrian door with large timber glazed window frontage to Market Street. Internally the accommodation comprises an open plan and regular shaped retail area with rear store and toilet facility.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Sales Area, Office/Store and W.C.	56.22	605
<b>TOTAL</b>	<b>56.22</b>	<b>605</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).



## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £35,500.

Proposed 2026 Rateable Value: £37,700

The unified business rate for 2025/2026 is 49.8p.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further information.

## LEGAL COSTS

The ingoing tenant will be responsible for our clients' legal costs in connection with the letting of the property.

## TERMS

Our client is seeking to dispose of their leasehold interest which is currently passing at an annual rent of £42,000.

## VAT

All figures are quoted exclusive of VAT

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)



**Oliver Farquharson**

[Oliver.farquharson@shepherd.co.uk](mailto:Oliver.farquharson@shepherd.co.uk)

**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.

[shepherd.co.uk](http://shepherd.co.uk)