

FOR SALE

SHOWROOM AND WORKSHOP WITH MEZZANINE STORAGE

LOCATED 5 MILES FROM ST
ANDREWS

LET ON SHORT TERM LICENCE
AGREEMENT AT £25,000 P.A.

SUITABLE FOR OWNER
OCCUPIERS OR FOR INVESTMENT
PURPOSES.

GIA: 716.79 SQ M
(7,715 SQ FT)

OFFERS OVER £350,000



VIDEO TOUR



WHAT 3 WORDS



20 ST ANDREWS ROAD, LARGOWARD BY ST ANDREWS, KY9 1HZ

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

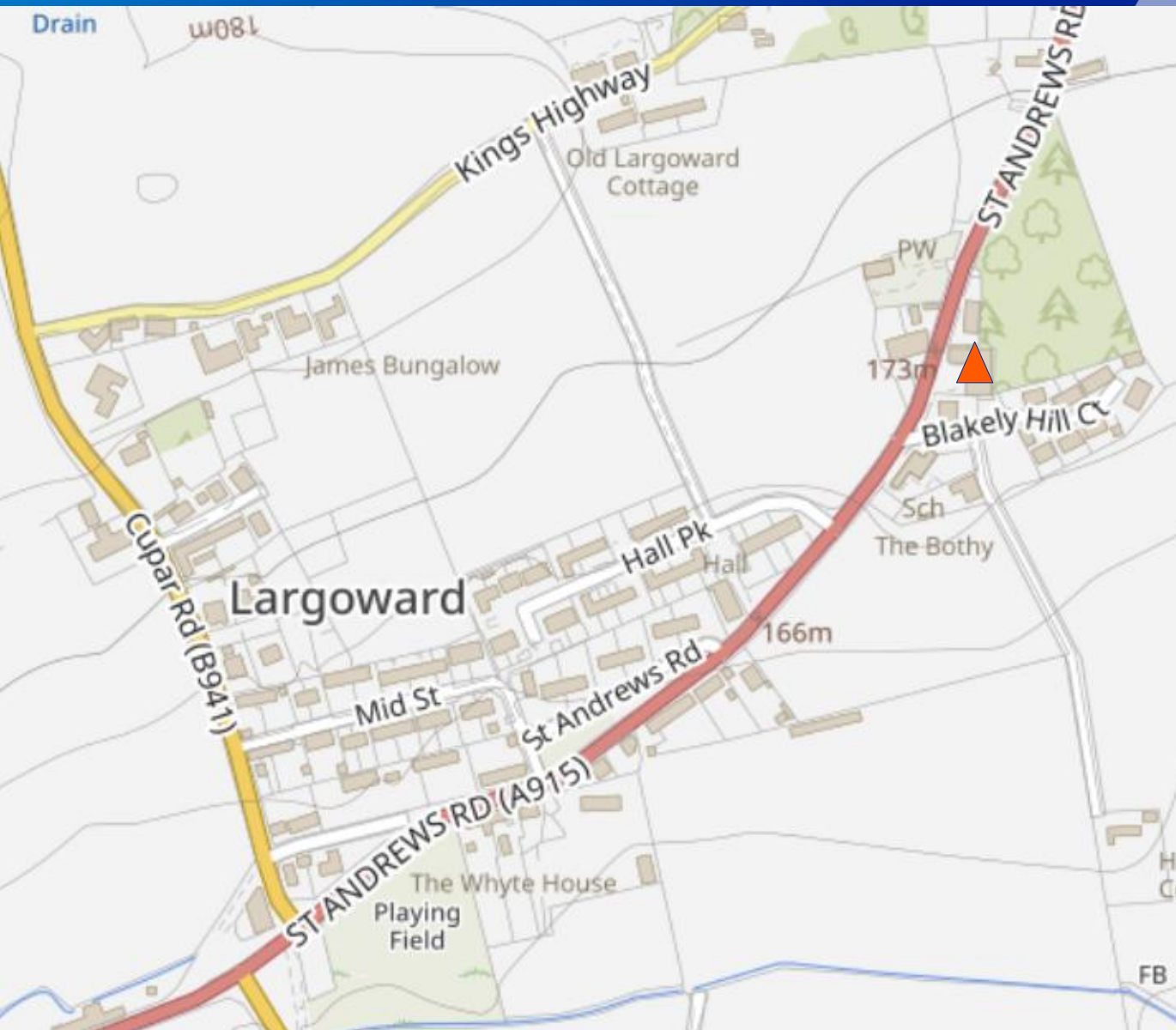
Jamie Hutcheon | jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

20 ST ANDREWS ROAD, LARGOWARD, KY9 1HZ



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 east most side of the of Largoward between Leven and St Andrews. They occupy a prominent and easily accessible location with frontage to the busy St Andrews Road.

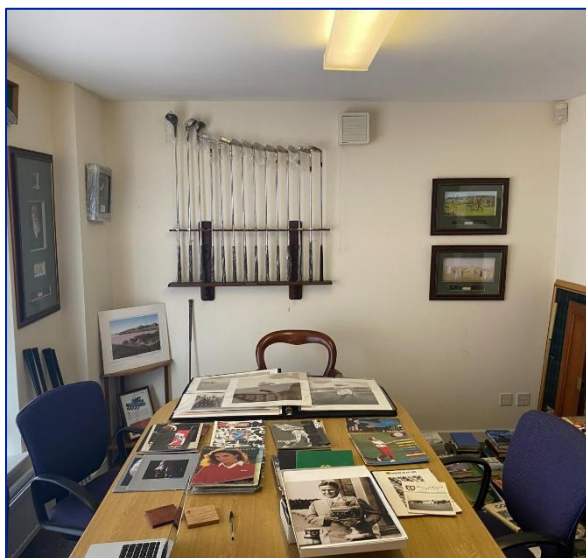
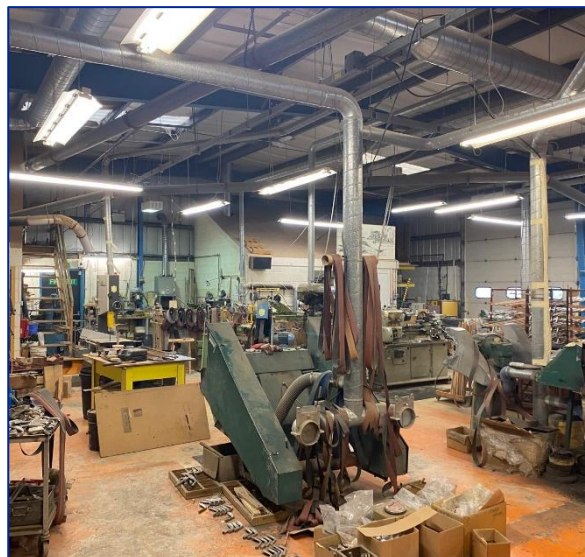


FIND ON GOOGLE MAPS



Description

20 ST ANDREWS ROAD, LARGOWARD, KY9 1HZ



DESCRIPTION

The subjects comprise a detached workshop and office. St Andrews Golf Company has occupied the premises since taking ownership in 2006.

The property is of steel frame construction part infilled with concrete block to 2.5m height and clad externally with profile metal sheeting and facing brick. The roof over is pitched and clad with metal sheeting.

The offices are accessed via a pedestrian door and comprise an open plan reception with partitioned private offices and kitchen/WC facilities. This leads through to a golf showroom/practice area and workshop.

The workshop has a 4.5 m eaves height and can be separately accessed via a roller loading door from the yard which provides a width of 3.6m and height of 3.9m.

There is mezzanine storage and staff areas accessed via a steel staircase.

	m ²	ft ²
Ground Floor	509.60	5,485
Mezzanine	207.19	2,230
TOTAL	716.79	7,715

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).



PRICE

Our client is inviting offers in excess of £350,000 for their heritable interest.

RATEABLE VALUE

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

Rateable Value: £20,600.

The unified business rate for 2026/2027 is 48.1p.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a rating of "C".

LEASE DETAILS

The property is let on a short-term licence to 8 Golf Place St Andrews limited until 16th July 2027 at £25,000 per annum. A copy of the agreement can be provided to all interested parties.

The property would therefore be suitable for both owner occupiers and property investors.

VAT

Unless otherwise stated, all prices, premiums and rents 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:



Jonathan Reid

j.reid@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@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.

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