

TO LET

Warehouse Premises

Accessible location a short distance from St Andrews

Flexible space with subdivision possible.

4.7m eaves with yard

Gross area – 1,030 sq m
(11,090 sq ft)

Quoting rent – £40,000 p.a.



VIDEO TOUR



WHAT 3 WORDS



HIGH ROAD, STRATHKINNESS, BY ST ANDREWS, KY16 9SL

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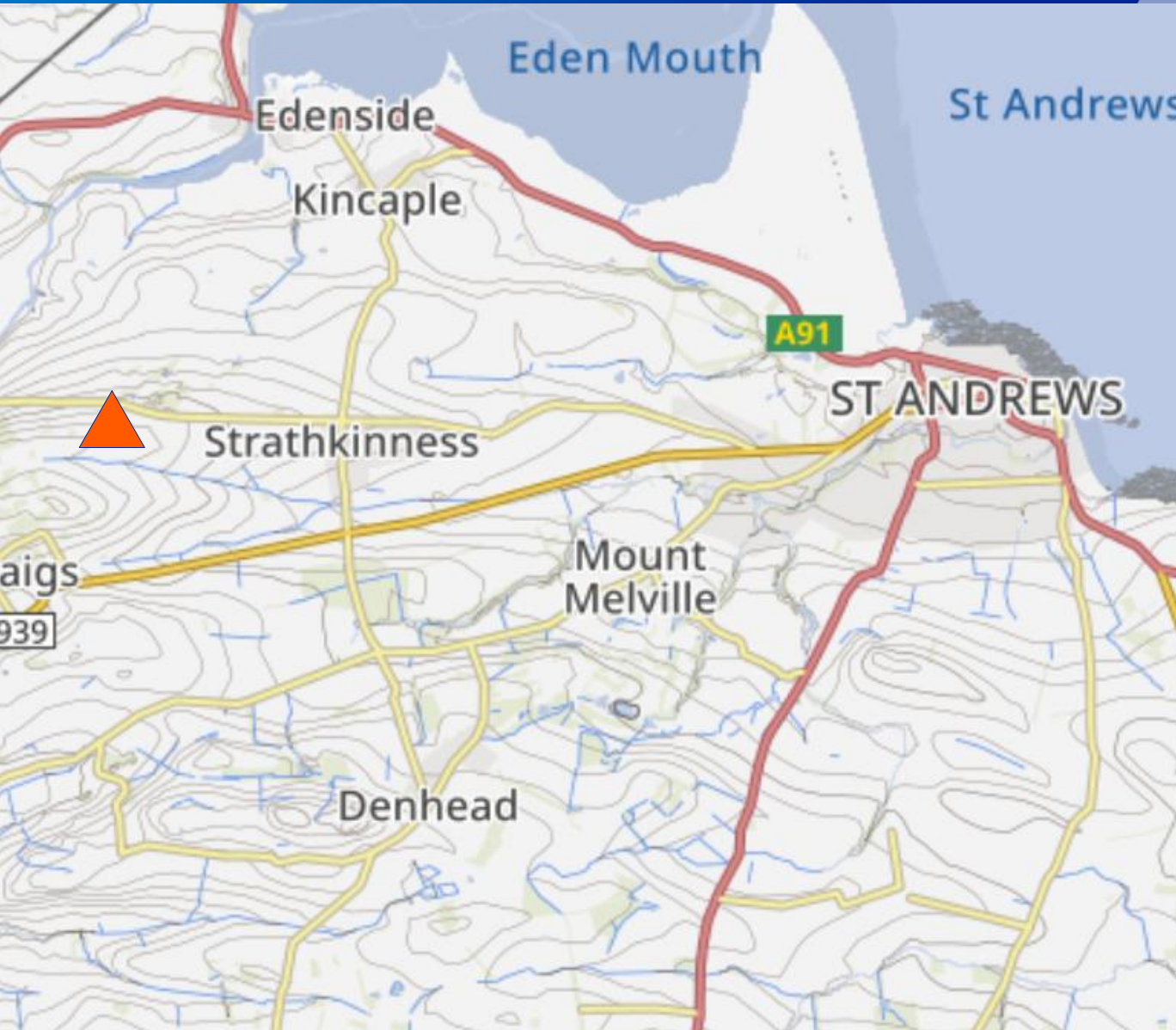
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Location

HIGH ROAD, STRATHKINNESS, BY ST ANDREWS



Strathkinness is a small village located 3 miles to the west of St Andrews and 7 miles east of Cupar.

The village is understood to have a population in the region of 1,000 persons and predominantly comprises privately owned residential properties surrounded by agricultural fields.

The subjects comprise a purpose-built agricultural unit of steel frame construction clad externally with profile metal sheeting and with concrete block infill.

The property is accessed via a loading door to the main gable which provides a width of 4 m. and height of 4 m. Subdivision may be possible.

The unit is also served with concrete surfaced yard.

	m ²	ft ²
Ground Floor	1,030	11,090
Total	1,030	11,090

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).



FIND ON GOOGLE MAPS



RENTAL

Our client is inviting rental offers in the region of £40,000 per annum for the entire premises.

RATEABLE VALUE

The subjects are currently assessed for agricultural purposes and will require to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

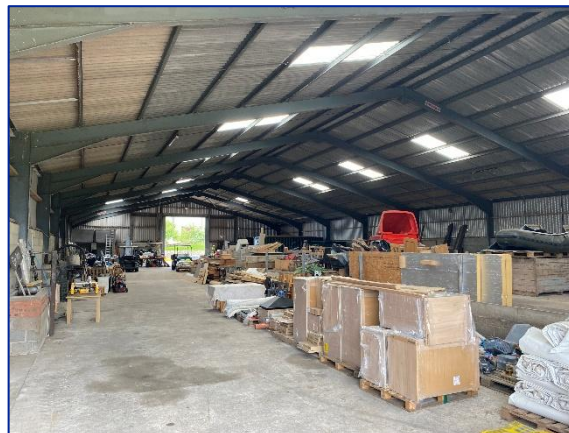
N/A

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



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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