



## Retail Opportunity

- Popular Tourist Town
- 100% Prime Location
- Strong Adjacencies

# Prime Shop – Lease For Sale

## 114 Market Street St Andrews KY16 9BP

**Private & Confidential – Staff Unaware**

## Location

St. Andrews is an affluent market town situated on the north east coast of Fife, 10 miles southwest of Dundee and 52 miles northeast of Edinburgh. The town benefits from a resident population of approximately 17,500 persons, of which some 7,500 persons are students at the University of St. Andrews.

The subjects are located in a 100% prime position on Market Street with surrounding retailers including **Superdry, Holland & Barrett, Boots, Starbuck, Ryman** and **Tesco**.

## Accommodation

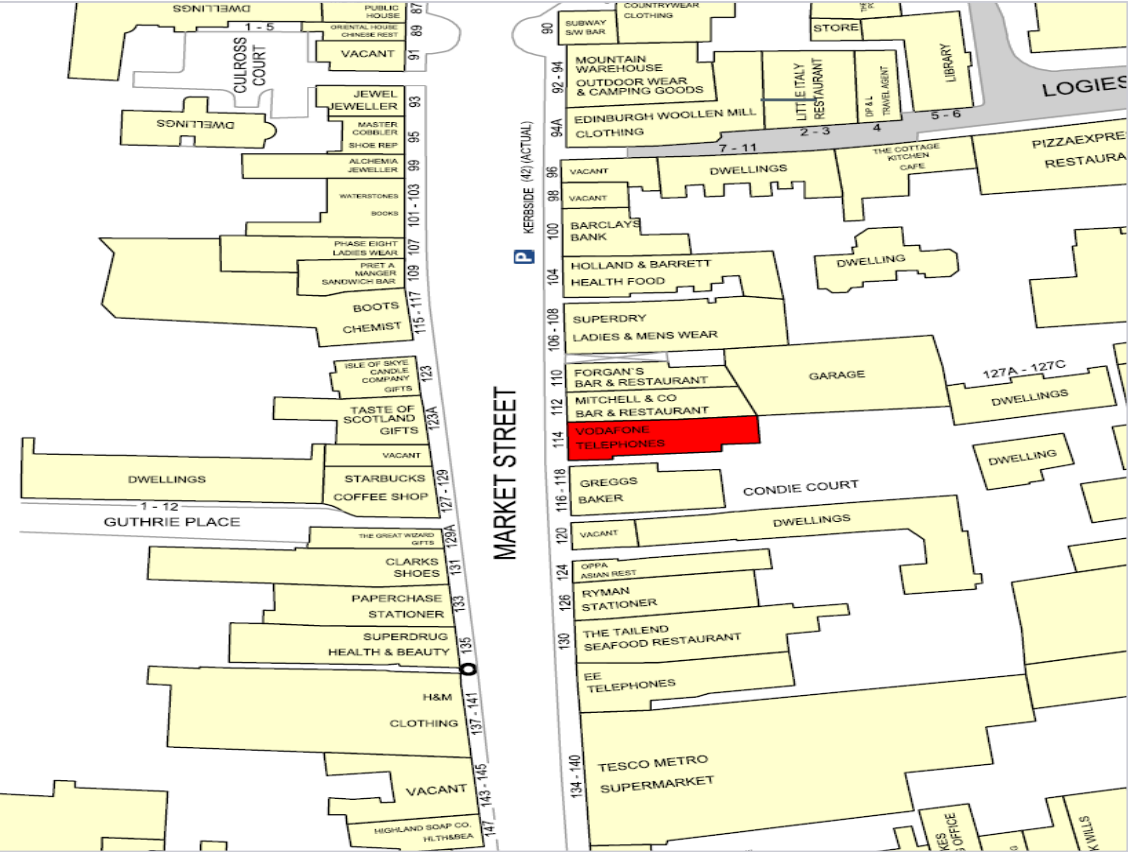
The subjects are arranged over ground and first floor levels extending to the following floor areas:

**Ground Floor:** 1,416 sq ft (131.54 sq m)

**First Floor Ancillary:** 307 sq ft (28.52 sq m)

[Learn more at colliers.com](https://www.colliers.com)

# Goad Plan



## Lease

The property is held on a full repairing and insuring lease expiring 19<sup>th</sup> July 2026.

## Rent

The passing rent is £75,000 per annum exclusive of rates, service charge and VAT (if applicable) and next due for rent review on 20th July 2021 (more information on request).

## Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## Rates

We are advised by the Local Authority that the premises are assessed for rating purposes as follows:

**Rateable Value:** £59,750

**Rates Payable 2020/21 approx.:** £29,755 p.a.

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## EPC

An EPC certificate is available on request.

## Contact us

Appointments to view must be arranged via sole agents Colliers.

### Contacts

Ross Wilkie  
Director  
+44 7769 877 123  
Ross.Wilkie@colliers.com

John Duffy  
Director  
+44 7920 188 946  
John.Duffy@colliers.com

Colliers  
2 West Regent Street  
Glasgow G2 1RW  
+44 141 226 1000

[Colliers.com](https://www.colliers.com)

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property.