

# FOR SALE

Office / Retail

**68 Crossgate, Cupar, Fife, KY15 5HS**



- Rare opportunity to acquire upon Crossgate, Cupar.
- Net area – 27 sq.m. (290 sq.ft.) or thereby.
- 100% rates relief.
- Offers in the region of £60,000.

## VIEWING & FURTHER INFORMATION:

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## LOCATION

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

Cupar is historically a market town and is occupied by a number of local and national businesses.

The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

The property is located on Crossgate the main retail thoroughfare within Cupar.

Surrounding occupiers include Post Office, Specsavers and a number of local and national occupiers.

On street car parking is available upon Crossgate.

## DESCRIPTION

The subjects comprise a ground floor retail/office unit contained within a mid terraced three storey building of stone and slate construction.

## ACCOMMODATION

We calculate the net floor area of the property extends to approximately 27 sq.m. (290 sq.ft.) or thereby.

## RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £4,950.



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The unified business rate for 2018/2019 financial year is 48p.

The property therefore qualifies for 100% rates relief.

#### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

#### TERMS

Our client is inviting offers in the region of £60,000 for their heritable interest.

#### VAT

Prices are quoted exclusive of VAT (if applicable).

#### MONEY LAUNDERING

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.

#### VIEWING/FURTHER INFORMATION

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

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