



**ALLIED
SURVEYORS
SCOTLAND**

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RETAIL PREMISES TO LET

43 SOUTH STREET ST ANDREWS KY16 9QR

- **Prime retail premises for lease**
- **Excellent Town Centre Pitch**
- **Attractively Presented**
- **Offers of £18,750 pa exclusive**

LOCATION

St Andrews is a principal town within Fife having a resident population of circa 17,000 and provides the main center for the surrounding conurbations. The town is well located on the eastern coast and benefits from a significant level of tourism, particularly during the summer months.

The subjects themselves are situated on the northern side of South Street in close proximity to its junction with Abbey Street. South Street comprises the primary retailing area of the town with nearby operators including Stonehouse Lettings, Infiniti Tan and Spoke Cycle.

DESCRIPTION

The property comprises retail premises arranged over the ground and basement floors of a three storey and attic, mid terraced building of traditional stone and slate construction.

Access is taken via a timber/glazed recessed entrance door with the frontage to South Street provided by a large, timber/glazed display window.

Internally the subjects benefit from a flexible layout providing an open plan retailing area to the front with staff toilet facilities and a store (courtyard) to the rear. The property benefits from a large basement utilised for storage.

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll at Rateable Value £15,200.

FLOOR AREA

We calculate the Net Internal Floor Area to be as follows:-

Ground Floor:	55.70 sq m (600 sq ft)
Basement:	20.40 sq m (220 sq ft)

EPC

A copy of the EPC can be made available on request.

LEASE TERMS

The subjects are offered on normal, Full Repairing and Insuring terms for a period to be negotiated.

RENT

Offers of £18,750 per annum exclusive are invited.

VAT

All prices, rents, premiums etc are quoted exclusive of VAT.

OFFERS

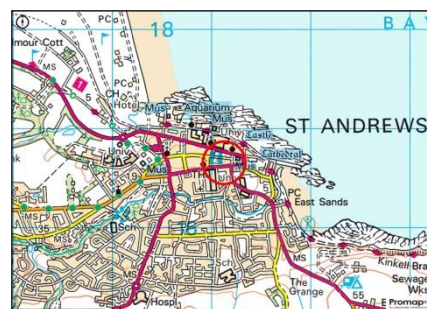
In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Nigel Forrest / Leigh Nisbet Tel. 01334 800008

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