

TO LET

145 MARKET STREET, ST. ANDREWS KY16 9PZ

THE ST. ANDREWS
PHYSIOTHERAPY PRACTICE

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145

 Santander

H.M.

Colin Ely & Company

Chartered Surveyors

LOCATION

The property is located in a prominent position on the north side of Market Street, the prime shopping street in the historic town of St. Andrews.

Surrounding occupiers include **H&M; Waterstones; Tesco; Costa; Paperchase; Superdrug** and other local and national traders

St. Andrews itself is the world-renowned 'Home of Golf' and the home of one of Scotland's most prestigious universities. It is situated on the East Coast of Scotland some 50 miles north-east of Edinburgh, and 12 miles south of Dundee.

DESCRIPTION

The premises comprise the ground and part of the first and second floors of a three storey and attic traditional building of stone construction with a slated roof, and a partial ground and first floor extension. The remainder of the upper floors are in residential use.

Externally the shop has a glazed double display frontage with a recessed single aluminium framed entry door, both set back from the painted stone fascia, and all surmounted by an externally-illuminated fascia board.

Internally the ground floor has been sub-divided by the current tenants to form a secure area with a raised floor; and a public area, all fitted in the current tenants house style. To the rear of the ground floor is a small office with private toilet, and a former boiler house.

The main first floor area comprises three rooms, two fitted as offices and one as a secure store. A further staffroom, kitchen and toilets are located within the extension. The second floor comprises three disused rooms in need of redecoration.

The upper floors can be separately accessed by an entrance from Market Street.

ACCOMMODATION

From measurements taken on site we would calculate the dimensions and accommodation as follows:

Gross frontage	-	11.33m	(37' 02")
Net frontage	-	9.55m	(31' 04")
Ground floor	- sales	- 87.89 m²	(946 sq.ft.)
	- office	- 13.95 m²	(150 sq.ft.)
First	- offices	- 39.39 m²	(430 sq.ft.)
	- staff	- 13.95 m²	(150 sq.ft.)
Second	- rooms	- 39.66 m²	(427 sq.ft.)



RATEABLE VALUE

The property is currently assessed at NAV £67,000.

Any incoming occupier will have a right of appeal against this assessment.

PLANNING

The property has the benefit of consent for use within Class 2 of the Use Classes Orders. This also allows for use within Class 1 (retail shop)

EPC

An EPC has been ordered and can be made available on request.

LEASE TERMS

The property is offered to let on a new long-term full repairing and insuring lease.

RENTAL

Rental offers in excess of **£80,000 per annum exclusive** are invited.

ENTRY - June 2019

VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company
Chartered Surveyors
40 St. Enoch Square
Glasgow G1 4DH

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PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: December 2018