



### VIEWING & FURTHER INFORMATION:

Jonathan Reid BLE (Hons) MRICS  
j.reid@shepherd.co.uk

J & E Shepherd

Chartered Surveyors

13 Albert Square

Dundee

DD1 1XA

T: 01382 878005

F: 01382 878009

[www.shepherd.co.uk](http://www.shepherd.co.uk)

- Centrally located premises on Bonnygate available for Sale or Lease.
- Net area – 61 sq.m. (657 sq.ft.).
- 100% rates relief.
- Suitable for variety of uses including beauty salon, physio, office etc.
- Rental - £10,000 per annum.
- Sale price on application.

### 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) north west 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.



## 31 Bonnygate, Cupar, Fife, KY15 4BU

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

The property is located on the north side of Bonnygate close to its junction with Crossgate in a prominent central location of Cupar.

On street car parking is available within the vicinity.

### DESCRIPTION

The subjects comprise a ground floor former chiropractors studio, contained within a 2 storey and attic terraced block, with residential property above.

Internally the accommodation comprises an open plan reception with 4 partitioned consultation rooms.

### ACCOMMODATION

We calculate the net floor area of the subjects extends to 61 sq.m. (657 sq.ft.) or thereby comprising Reception, 4 Treatment/Consulting Rooms and W.C. Facility.

### RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £8,200.

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 rental offers in the region of £10,000 per annum for a negotiable term of years.

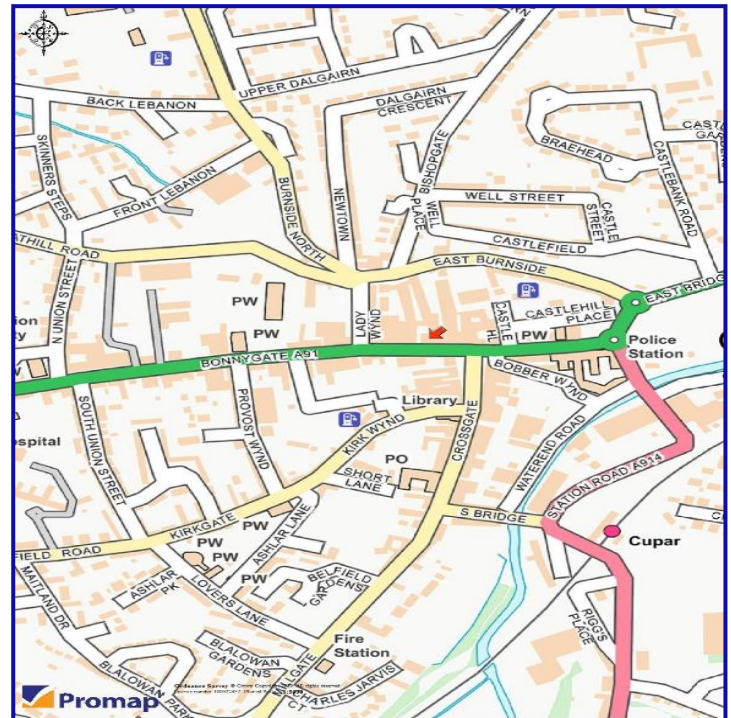
Alternatively offers are invited for the client's heritable interest.

### 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

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

A 13 Albert Square, Dundee, DD1 1XA

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F 01382 878009

E Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

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