



3 Alexandra Place, St Andrews, KY16 9XD



VIEWING & FURTHER INFORMATION:

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- **Rare opportunity to purchase a restaurant premises within St. Andrews.**
- **Prominent central location.**
- **Gross Internal Area 181 sq. m. (1,948 sq. ft.).**
- **Offers in the region of £800,000 invited.**



FOR SALE

Restaurant Premises



3 Alexandra Place, St Andrews, KY16 9XD

LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The subjects are located on the south side of Alexandra Place opposite its junction with Hope Street in an established and prominent location.

DESCRIPTION

The subjects comprise restaurant premises occupying the ground floor of a 3 storey and attic end terraced block.

The building is understood to originally date from 1870 and we understand has been operated as a restaurant for a number of years.

RATEABLE VALUE

The premises have been assessed for rating purposes at a rateable value of £47,300.

The rate poundage for the tax year 2019/20 is 49 pence.

ACCOMMODATION

We calculate the gross internal floor area of the subjects extends to 181 sq. m. (1,948 sq. ft.) and comprises reception/bar area, dining room, function suite, staff and toilet facilities.

PROPOSAL

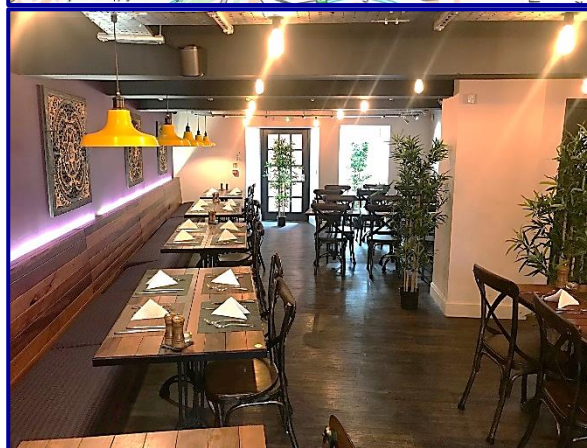
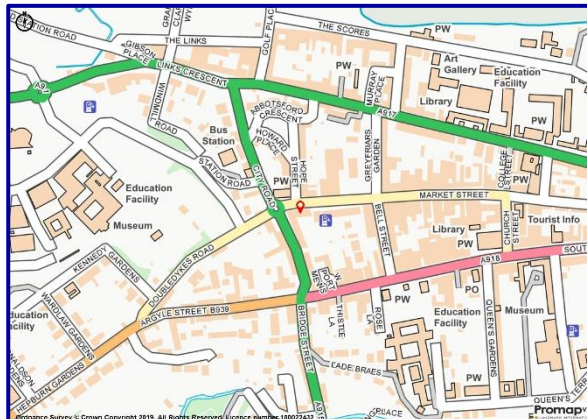
Offers in the region of £800,000 are invited for our client's heritable interest.

ENERGY PERFORMANCE CERTIFICATE

Awaiting confirmation of rating.

VAT

For the avoidance of doubt all prices quoted or discussed are exclusive of VAT.



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 require 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:

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