



INVESTMENT FOR SALE

INCOME PRODUCING RETAIL/OFFICE PREMISES

PROMINENT CENTRAL LOCATION
WITHIN POPULAR UNIVERSITY AND
TOURIST TOWN OF ST ANDREWS,
WITH CAR PARKING SPACE

LET TO FOOTMED HEALTHCARE
SERVICES LIMITED WITH PROPERTY
RENTAL GUARANTEE UNTIL 14TH
MARCH 2029.

ANNUAL RENT - £27,500 PER ANNUM

OFFERS IN EXCESS OF £425,000
REFLECTING NET INITIAL YIELD OF
6.22%.



VIDEO TOUR



WHAT 3 WORDS

110 SOUTH STREET, ST ANDREWS, KY16 9QD

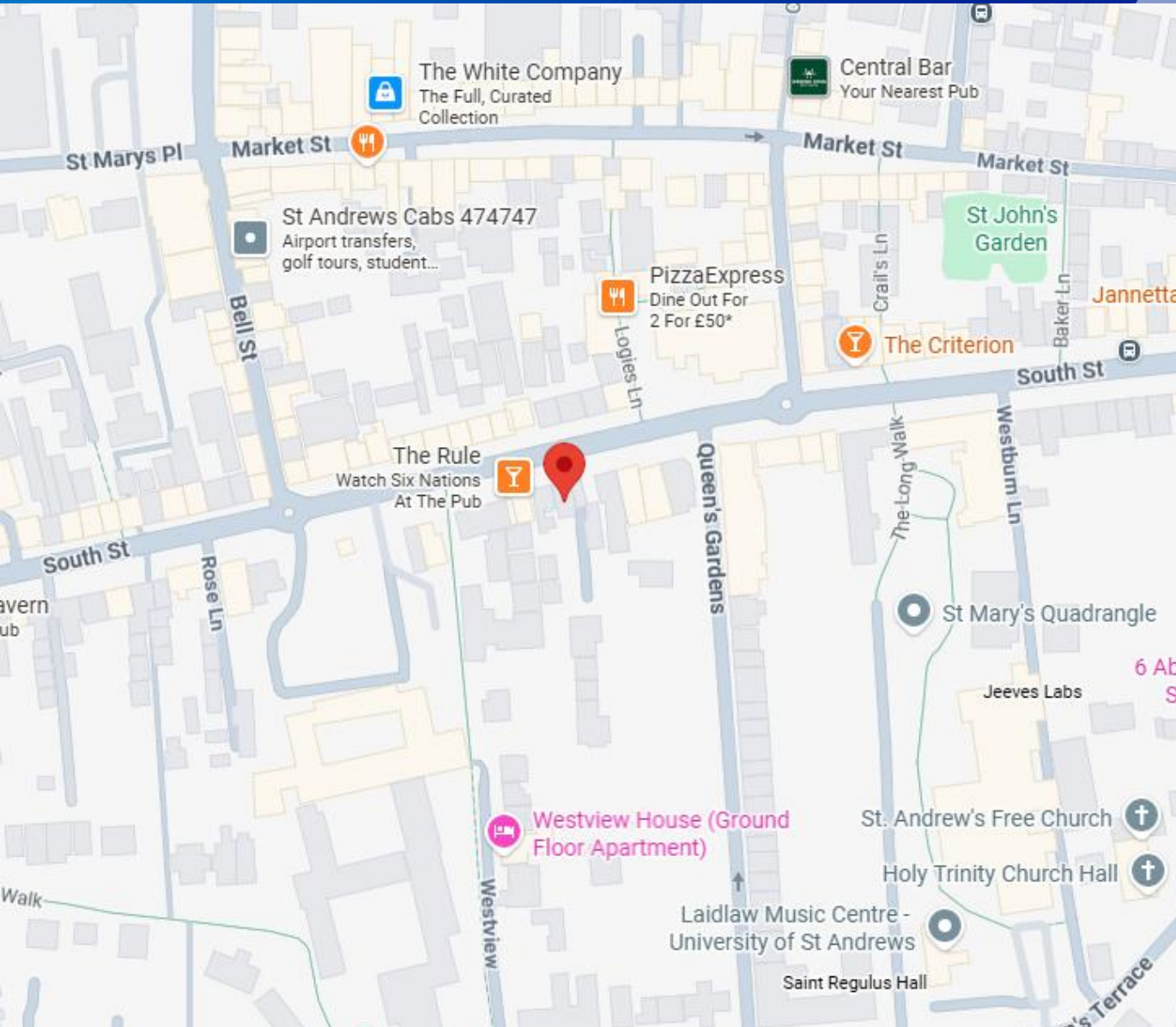
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Location

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LOCATION

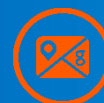
The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

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 prominently located on the south side of South Street in a popular mixed used commercial area. The connecting streets of Church Street, Logies Lane and Bell Street provide access to Market Street.

Surrounding occupiers include Bank of Scotland, Rollos Law and TG Jones.

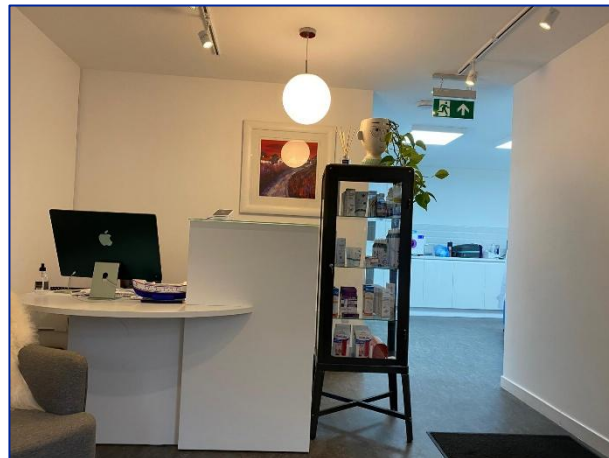


FIND ON GOOGLE MAPS



Description

110 SOUTH STREET, ST ANDREWS, KY16 9QD



DESCRIPTION

The subjects comprise a ground floor office contained within a traditional two storey and attic townhouse building. The subjects are Category 'B' Listed and were significantly refurbished in 2019.

The property is well presented internally and externally and is of stone construction with pitched slate roof over.

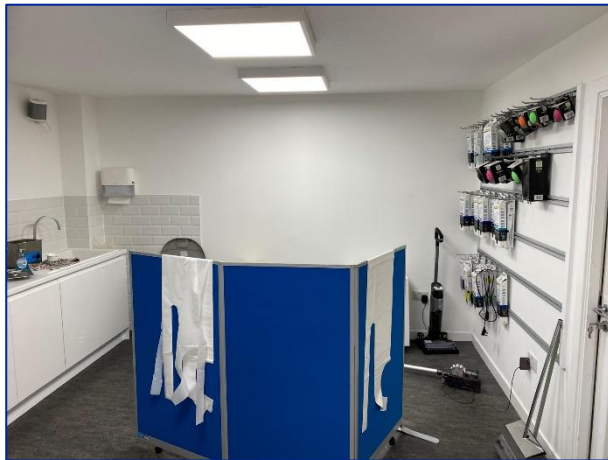
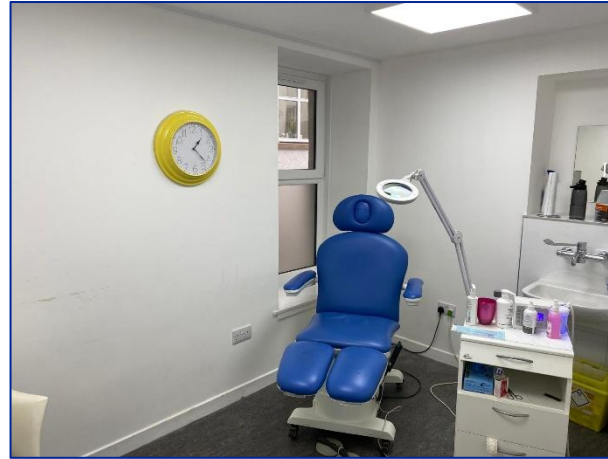
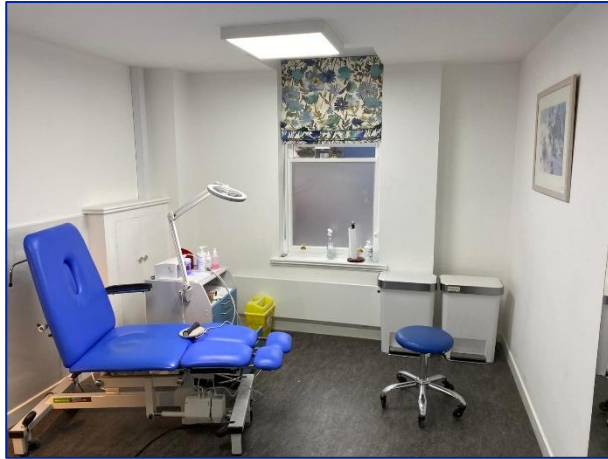
The subjects are accessed via a pedestrian door with UPVC double glazed windows and comprise open plan reception and waiting area with two treatment rooms located off and a rear kitchen and W.C.

There is a single car parking space to the rear included.

ACCOMMODATION

	M ²	Ft ²
Ground Floor		
Reception/Waiting Area, 2 Treatment Rooms, Kitchen and W.C.	58.13	626
TOTAL	58.13	626

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





LEASE DETAILS

The subjects are let to Footmed healthcare Services Limited with property rental guarantee.

The lease is on full repairing and insuring terms and expires 14th March 2029.

The annual rent is £27,500.

A copy of the lease can be provided to all serious interested parties.

PROPOSAL

The subjects are being offered for sale at offers in excess of £425,000 which reflects a net initial yield of 6.22%.

RATEABLE VALUE

£26,100

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

We consider that the property will qualify for TOGC relief, but any purchaser should seek confirmation from their professional advisers.

LEGAL COSTS

Each party will to bear their own legal costs in connection with the sale of the property.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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.

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