



TO LET

59 Crossgate, Cupar, KY15 5AS

Town centre location

Gross internal area 51.60 sq m (555 sq ft)

Potential for Class 3 use/ subject to planning

Flexible terms

Rental offers in the region of £8,500 per annum invited

LOCATION:

Cupar is a small former market town in north-east Fife having a resident population of around 9,000 but which also serves as a centre for a large rural hinterland. The town centre contains a mixed range of commercial businesses with established industrial and business users located within business parks and industrial estates on the eastern outskirts of the town.

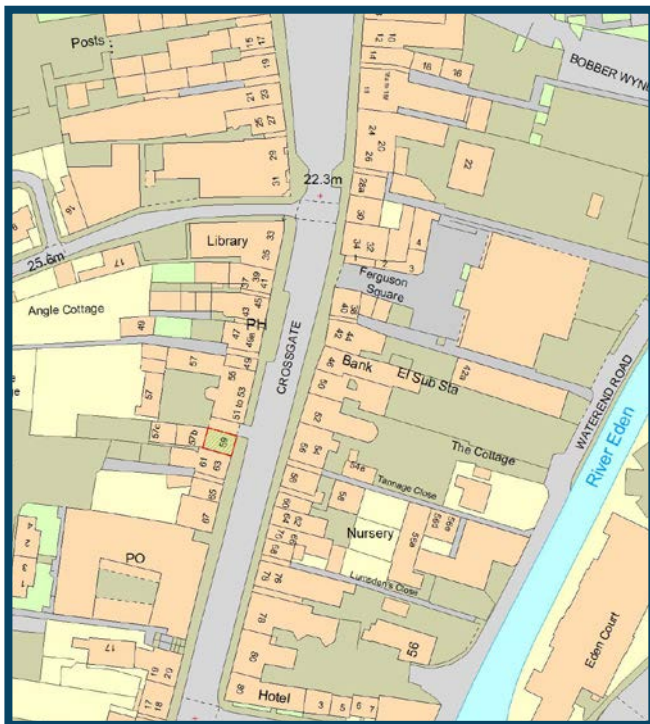
Cupar lies approximately 15 miles north-east from Glenrothes, the main administrative and commercial centre for the area, while the historic university town of St Andrews is some 9 miles due east. The cities of Perth and Dundee are within convenient travelling distance while the town also benefits from a mainline railway station together with good road links which provide easy access to the Central Scotland motorway network.

The premises are situated off the west side of Crossgate a short distance north from its junction with South Bridge within the main town centre. This part of Crossgate lies to the south of the prime retailing section of the town but benefits from a good level of footfall and a high volume of passing traffic. Nearby occupiers include the local Post Office, British Heart Foundation, Rollos Solicitors and a number of local businesses and traders.

The undernoted plan shows the location of the premises which are highlighted in red.

DESCRIPTION:

Shop premises contained on the ground floor of a three storey traditional building of stone and slate construction.



The subjects have a net internal area of 51.60 sq m (555 sq ft) with the internal accommodation as follows:-

Ground floor
Entrance Vestibule, Retail/Display, Kitchen/Preparation Area, Store and Toilet

ASSESSMENT:

We have visited the Fife Assessor’s website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £6,000

The Uniform Business Rate (UBR) for the financial year 2019/2020 is £0.49p

Small Business Relief may be available and this should be checked with Fife Council.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects will be made available.

LEASE TERMS:

Our client seeks a longer lease but will be flexible in approach to lease terms.

RENTAL:

An initial rent in the region of £8,500 per annum exclusive is anticipated.

OFFERS:

The prospective tenants should agree the main Heads of Lease in writing with the Marketing Agents and thereafter our client’s solicitors will issue formal lease documentation.

ENTRY:

Immediate entry can be given on completion of Missives.

GENERAL REMARKS

The premises occupy a convenient retail position close to the centre of Cupar. The accommodation is capable of various Class 1 retail uses and may also prove suitable for a Class 3 use, subject to obtaining the necessary planning consents.

VAT:

All prices/rents quoted are exclusive of VAT however our client reserves the right to charge VAT if applicable

VIEWING:

All viewings must be accompanied and can be arranged via the Marketing Agents.

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Ref: ESA1846
Date of publication: June 2019

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