

To Let

18 Crossgate, Cupar, KY15 5HL

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Location

The property is located in Cupar, a busy market town situated on the A91 trunk route in the north east of Fife close to St. Andrews. The subjects are located in a prime retail location within the town close to WH Smith, Nationwide Building Society and Bank of Scotland. The town is well served by bus routes and benefits from rail connection to Edinburgh. There are several surface level car parks around the town centre.

Description

The subject comprises ground and basement floors within a traditional stone built terraced property, in addition to a more modern concrete frame, flat roof extension to the rear.

The ground floor is a long and reasonably shaped unit providing the vast majority of the accommodation with a small basement providing a staff room, kitchen, toilets and other storage facilities. To the rear of the building, there is a small private car parking area providing 5 spaces.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Ground floor	276.35 sq m	2,975 sq ft
Basement	16.38 sq m	176 sq ft
ITZA	136.10 sq m	1,465 sq ft
Total	292.73 sq m	3,151 sq ft

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning authority.

Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 23 June 2027.

Rent

£17,250 per annum.

Rates

We understand that the property is assessed as follows:

Rateable Value: £29,100

UBR (2017/18): 46.6p

Rates Payable: c. £13,560

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A full energy performance certificate is available on request.

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable.



Highlights

- Former bank branch/retail unit
- Attractive property occupying prominent position on main retail pitch in the village
- Unit available to let
- Not registered for VAT

GVA

Quayside House, 127 Fountainbridge, Edinburgh, EH3 9QG

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