



TO LET

OFFICES

Mount Melville House, St. Andrews, KY16 8NT

Attractive courtyard setting

High quality stables conversion

Extending to 135 sq m (1460 sq ft) on a net room basis

Immediate Entry Available

Private Parking

Flexible Terms

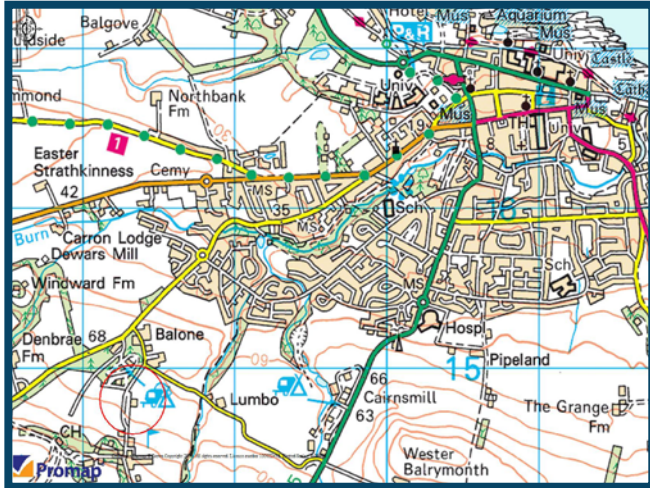
Offers in the region of £26,000 per annum

LOCATION:

St Andrews, an historic town and tourist destination, is host to Scotland's oldest University which is held in high academic regard throughout the country. The town is, however, best known as the "Home of Golf" enjoying a strong international reputation and appeal.

The resident population is around 14,000 this being greatly boosted by University staff and student numbers of almost 9,000 and by both UK and international tourists who visit throughout the year. In addition, the town also serves an extensive catchment area in rural north east Fife. There are good communication links by road to Edinburgh, Perth and Dundee with a mainline station at nearby Leuchars.

The subjects occupy a pleasant semi-rural position adjacent to the Dukes Course, approximately one mile south-west from St Andrews.



DESCRIPTION:

The premises offer high quality office space contained within converted former Stables in an attractive courtyard setting. They comprise 2 general offices on the ground floor with a large, open plan office on the first floor..

The internal accommodation which extends in total to around 135 sq m (1460 sq ft) can be summarised as follows:

Ground Floor:

Entrance/Reception Area, 2 Offices, Staff Kitchen and Toilets.

First Floor:

Large open-plan office and separate rear stair.



LEASE TERMS:

The subjects are available on Internal Repairing Terms for a flexible period. Outline terms should be agreed with the letting agents prior to final lease terms being agreed.

ASSESSMENT:

We have consulted the Fife Assessor's website (www.saa.gov.uk) and note that the premises are currently entered separately in the Valuation Roll and will fall to be re-assessed as a single entity.

The Unified Business Rate for the financial year 2016/2017 is 48.4pence.

RENTAL OFFERS:

Offers in the region of £26,000 per annum are anticipated.



ENTRY:

Early entry can be given on completion of missives.

GENERAL REMARKS:

The premises offer good quality office space with the benefit of being located in an attractive rural location with fine open views. The offices are readily adaptable to suit a variety of needs.

ENERGY PERFORMANCE RATING:

A copy of the Energy Performance Certificate will be made available to interested parties. The property is detailed as Grade D.

VAT:

VAT will be applied to the rent.

VIEWINGS:

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

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REFERENCE:

JGH/BM/ESP007653/A10

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