

FOR SALE / MAY LET

OFFICES AND STORES EXTENDING TO 1,773 FT²

11-13 ST. CATHERINE STREET, CUPAR, KY15 4LS

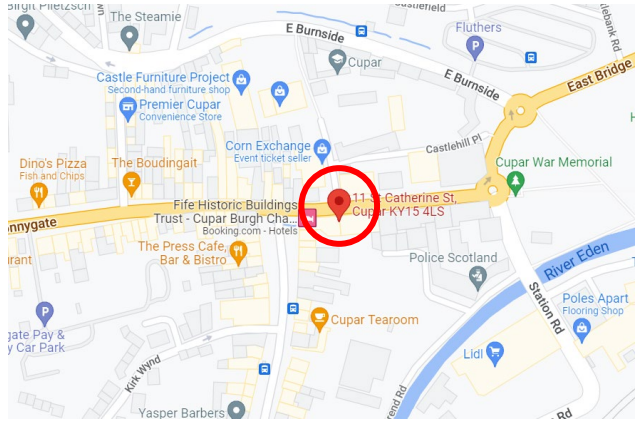
- PROMINENT TOWN CENTRE LOCATION
- FLOOR AREA: OFFICES 1,099 FT² | STORES 674 FT²
- IMMEDIATE ENTRY AVAILABLE
- QUALIFIES FOR 100% RATES RELIEF
- NO VAT



LOCATION

Cupar is a 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. It lies approximately 12 miles north-east from Glenrothes, the main administrative and commercial centre of 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.

The premises lie off the south side of St. Catherine's Street and occupy a prominent town centre position close to Fife Council's County Building. St. Catherine Street forms one of the main routes through the town and carries a considerable volume of both through and local traffic. Surrounding properties are a mixture of retail, offices, restaurants and licensed premises. Occupiers include Fife Council, Galbraith, Citizens Advice and Boots.



DESCRIPTION

The subjects comprise office accommodation with additional storage space. The ground floor comprises an entrance/central circulation space with 4 private offices situated off. The basement includes exclusive storage accommodation together with a shared plant area.

ACCOMMODATION

The net internal area extends to:-

Ground Floor	109.71 m ²	1,181 ft ²
Basement	55.00 m ²	592 ft ²
Total	164.71 m²	1,773 ft²

EPC

Further details are available on request.

RATEABLE VALUE

We have consulted the Scottish Assessor's Website. The current Rateable Value is £11,400. 100% Small Business Relief may be available and this should be checked with Fife Council.

TERMS

Rent and possible sale price on application. No VAT is payable.

ENTRY

Immediate entry can be given on completion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser or tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

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