

TO LET

PROMINENT RETAIL PREMISES

131 MARKET STREET, ST. ANDREWS, KY16 9PF

- PRIME LOCATION ON NORTH SIDE OF STREET
- ATTRACTIVE GROUND & FIRST FLOOR PREMISES
- EXTENDS TO 270 SQ M (2,907 SQ FT)

RENT £75,000 PER ANNUM



LOCATION

St. Andrews is located on the east coast of Fife approximately 13 miles south of Dundee and 50 miles north of Edinburgh.

The town has a population of 16,680 persons with a wider catchment population. Home to one of the oldest Universities in the UK with a student population in excess of 7,000 the town also benefits from substantial year round golf and tourist trade.

Situated on the north side of Market Street, the property occupies a prime location on Market Street, the town's main retailing thoroughfare. Nearby occupiers include Boots the Chemist, Starbucks, Superdry, Greggs and Paperchase.

DESCRIPTION

The subjects comprise a ground and part first floor retail premises suitable for a variety of occupiers. The property forms part of a 2 storey and attic building of traditional stone construction.

The property currently benefits from Class 1 (Retail Consent), any planning enquiries should be made to the local planning department.

ACCOMMODATION

The property extends to the following approximate Net Internal Area:

Ground	207.35 m ²	2,232 ft ²
First	62.71 m ²	675 ft ²
Total	270.06 m ²	2,907 ft ²

EPC

Further details are available on request.

TERMS

Rental offers in excess of £75,000 per annum exclusive are sought.

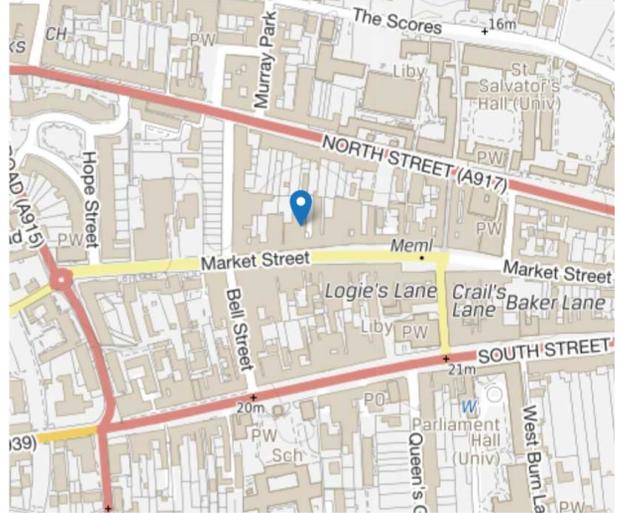
RATES

The property is currently listed in the Valuation Roll as having a Rateable Value of NAV/RV £67,200.

LEGAL COSTS

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

Disclaimer: The Agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: March 2021



FURTHER INFORMATION

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