

WORKSHOP/SHOWROOM PREMISES

- > SUITABLE FOR VARIETY OF USES WITH SUPERB FRONTAGE TO BUSY LARGO ROAD
- > SITE AREA – 0.42 ACRES (0.17 HECTARES)
- > GROSS AREA – 430 SQ. M. (4,634 SQ. FT.)
- > RENTAL OFFERS OF £50,000 PER ANNUM



TO LET

37 LARGO ROAD, ST ANDREWS, FIFE, KY16 8NJ

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LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh. The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time. Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The property is prominently located on Largo Road the A915 which is the main route into St Andrews from the south west. This is a popular and busy mixed residential and commercial location.

DESCRIPTION

The subjects comprise a detached single storey showroom with associated workshops.

Surrounding the property is a forecourt and additional tarmac and concrete surfaced yard areas.

The site is accessed directly from Largo Road with separate exit point to Largo Road.

ACCOMMODATION	m ²	ft ²
Showroom/Office	173.70	1,870
Workshop & Stores	230.70	2,483
External Stores	26.10	281
TOTAL	430.50	4,634

The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

TERMS

Our client is seeking rental offers in the region of £50,000 per annum for a negotiable period.

RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £40,500.

The unified business rate for 2020/2021 is £49.8p.

EPC

Awaiting further details.



VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

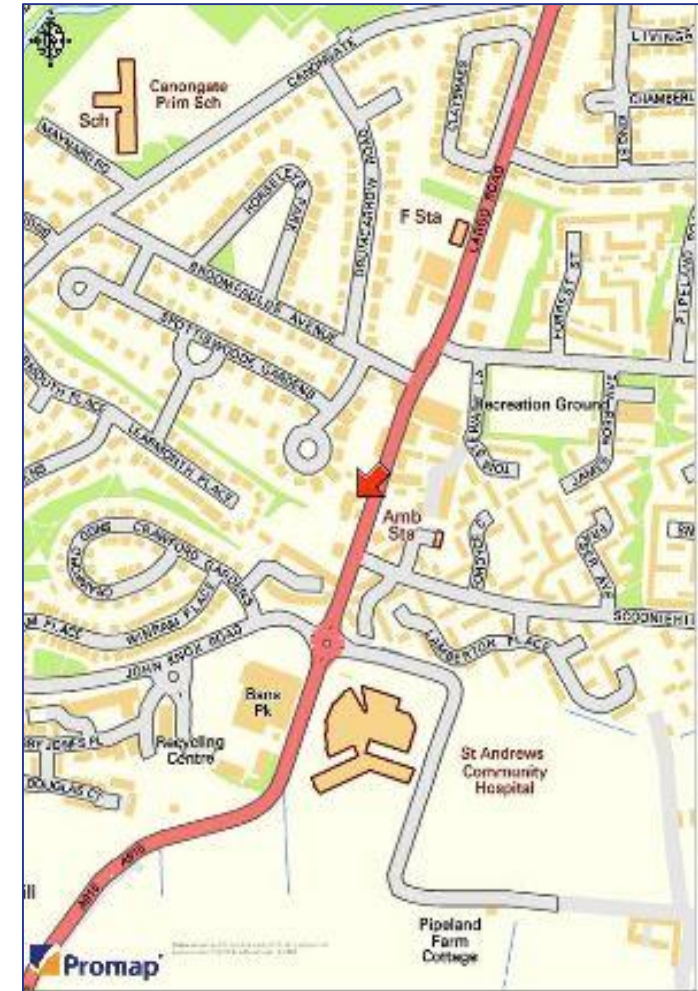
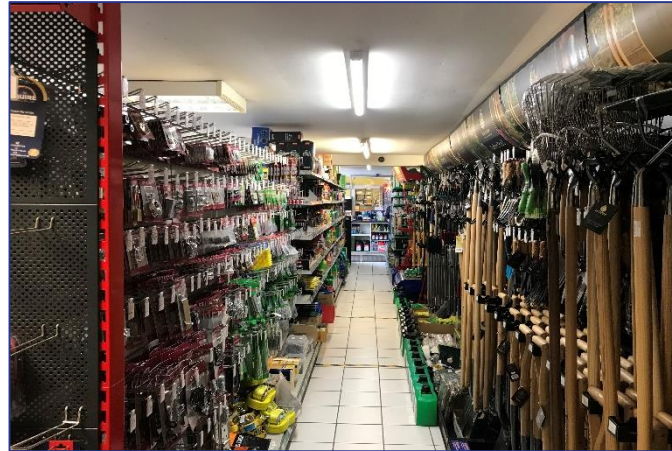
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee – 01382 878005

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