

Open TO LET

PRIME RETAIL PREMISES

- > MODERN RETAIL PREMISES IN THE HEART OF ST ANDREWS.
- > EXCELLENT TRADING LOCATION ADJACENT TO NATIONAL AND INDEPENDENT TRADERS
- > 28.67 SQ. M. (309 SQ. FT.)
- > £25,000 PER ANNUM

12 BELL STREET, ST ANDREWS, KY16 9UX

Contact: Jonathan Reid - j.reid@shepherd.co.uk 01382 878005 www.shepherd.co.uk
Chris Paterson – cp@bap.co.uk 0131 228 4466 www.bap.co.uk



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 Bell Street approximately mid way between its junctions with Market Street and South Street in a good class retail location.

DESCRIPTION

During 2014 the property was developed and a new 2 storey and attic building was constructed, comprising 2 ground floor retail units and 3 residential flats.

The property was built around a steel frame with brick and block walls, partly rendered and with natural stone facing to the front elevation. The roof is pitched and laid in slate.

The property is accessed via traditional pedestrian door to the front elevation with typical window display frontage.

Internally the property is well presented with plastered walls and ceiling, solid concrete floor.

ACCOMMODATION	m ²	ft ²
Ground Floor		
Sales Area, Rear Store & W.C.	28.67	309
TOTAL	28.67	309

RATEABLE VALUE

£16,600

EPC

Available upon request

TERMS

Our client is inviting rental offers in the region of £25,000 per annum for a negotiable period of time.



VAT

Prices are quoted exclusive of VAT.

LEGAL COST

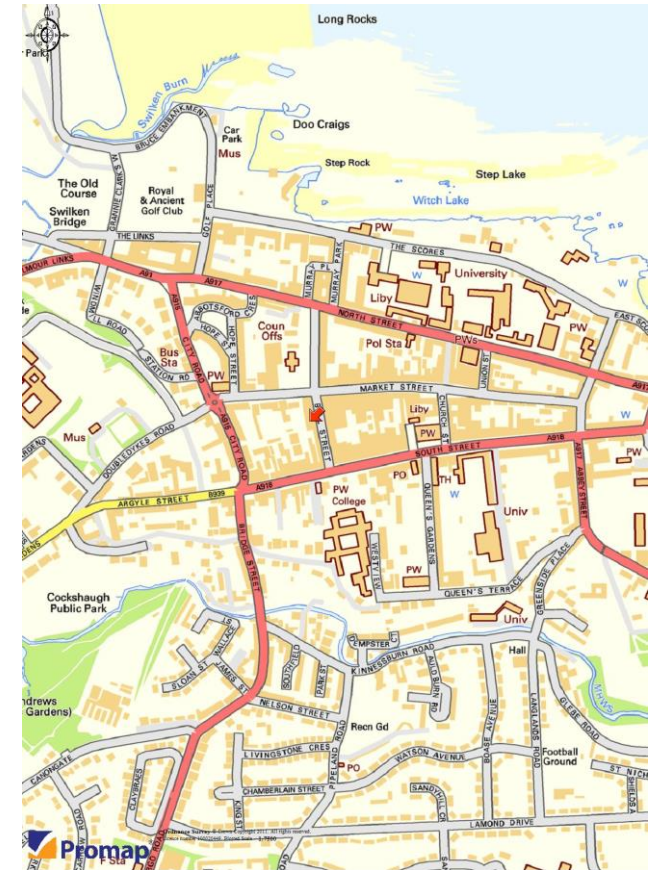
Each party will bear their own legal costs in connection with this transaction.

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 and 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.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Agents.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005

Jonathan Reid - j.reid@shepherd.co.uk 01382 878005 www.shepherd.co.uk

Chris Paterson – cp@bap.co.uk 0131 228 4466 www.bap.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JUNE 2024**

