

TO LET

Storage/Workshop premises.

Storage/workshop premises.

Last remaining unit on this well-located estate accessed from Largo Road. Adjacent to ALDI, Wolesley, Bassaguard Garage.

127 sq. m. (1,367 sq. ft.)

£20,000 per annum and 100% rates relief.



VIDEO TOUR



WHAT 3 WORDS

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk 01382 878 005 shepherd.co.uk
Chris Paterson – cp@bap.co.uk 0131 228 4466 www.bap.co.uk

BURNS
AND PARTNERS

SHEPHERD
COMMERCIAL



Location

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB



COPYRIGHT OF WALKER & PIRRIE.
VERIFY ALL DIMENSIONS AND LEVELS.
DRAWING PREPARED FOR OBTAINING CONSENTS
ONLY. NOT TO BE USED FOR CONSTRUCTION
PURPOSES.



NOTES / REVISIONS

REVISION 1 - UNITS 5, 7 & 8 AND BASSAGUARD
GARAGE. AMENDED AS PER CLIENTS REQUEST.
DATE 06.08.2024
REVISION 2 - PORCH REMOVED UNIT 3, UNIT 6
EXTENDED. YARD REARRANGED & RECOLOURED.
UNIT 7 RECOLOURED. 03.09.24 11.20.24

CLIENT	WLO ESTATE
PROJECT	BASSAGUARD GARAGE & UNITS TO REAR ST ANDREWS
DRAWING	REFERENCE SITE PLAN
 MURRAY HOUSE 1 CHURCH STREET ST ANDREWS SCOTLAND, UK KY16 8YB 01334 472266 www.murrayhouse.co.uk mwp@murrayhouse.co.uk	
SCALE	1:500 @ A3
DATE	AUG 2024
DRAWN	BJR
JOB No.	23040009
4256	108 11

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.

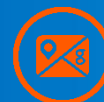
Additionally, St Andrews is known throughout the world as the home of golf and is an important historic town which ensures a healthy flow of tourists all year long.

The subjects are prominently located within a small commercial estate accessed from Tom Morris Drive to the south of St Andrews Town Centre and immediately off Largo Road (A915).

Largo Road is the main vehicular route leading into the town centre.

Surrounding occupiers include Aldi, Halfords, Kwik Fit, Bassaguard Garage and Plumb Centre.

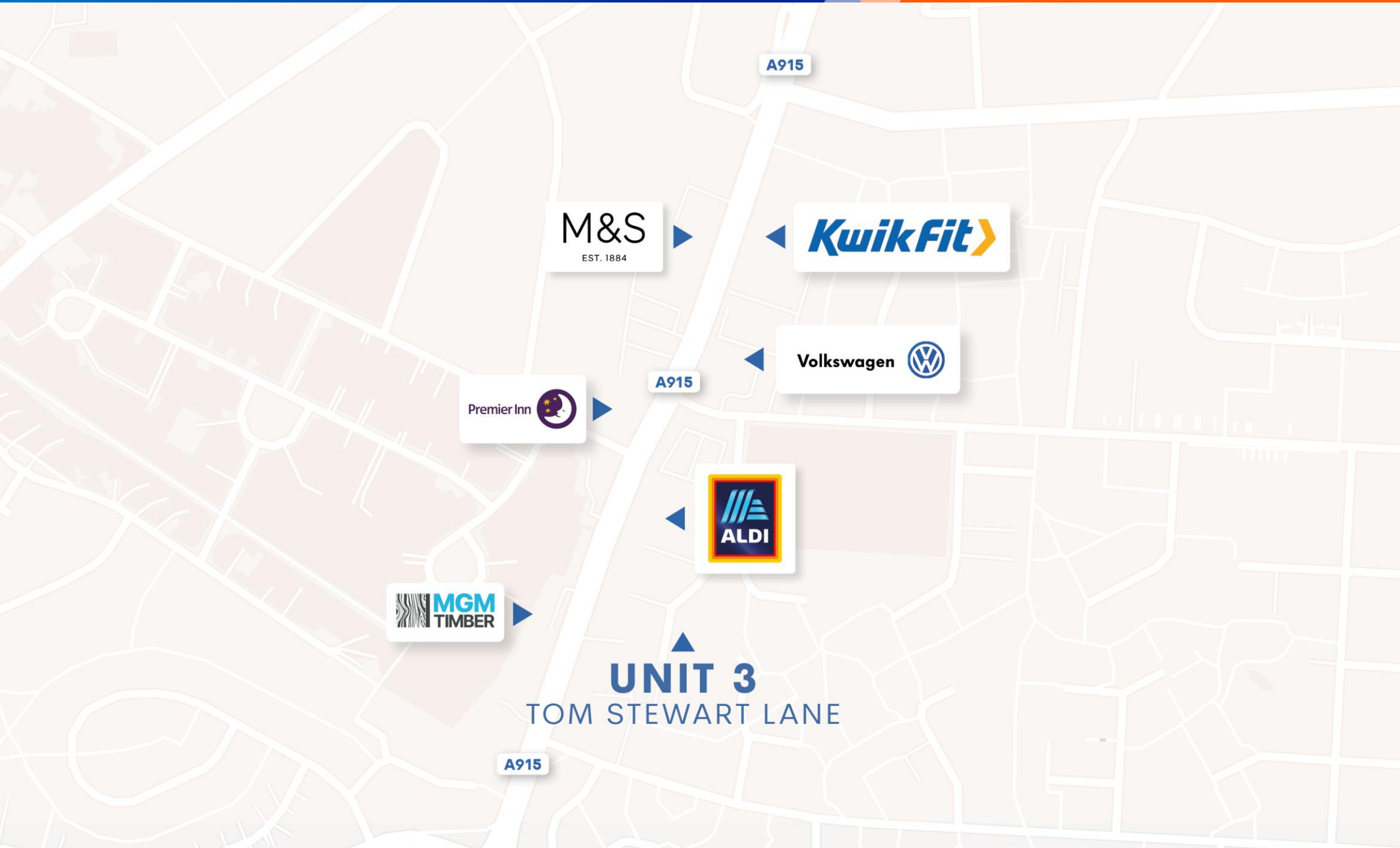
Description



FIND ON GOOGLE MAPS

Nearby Occupiers

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB



Location

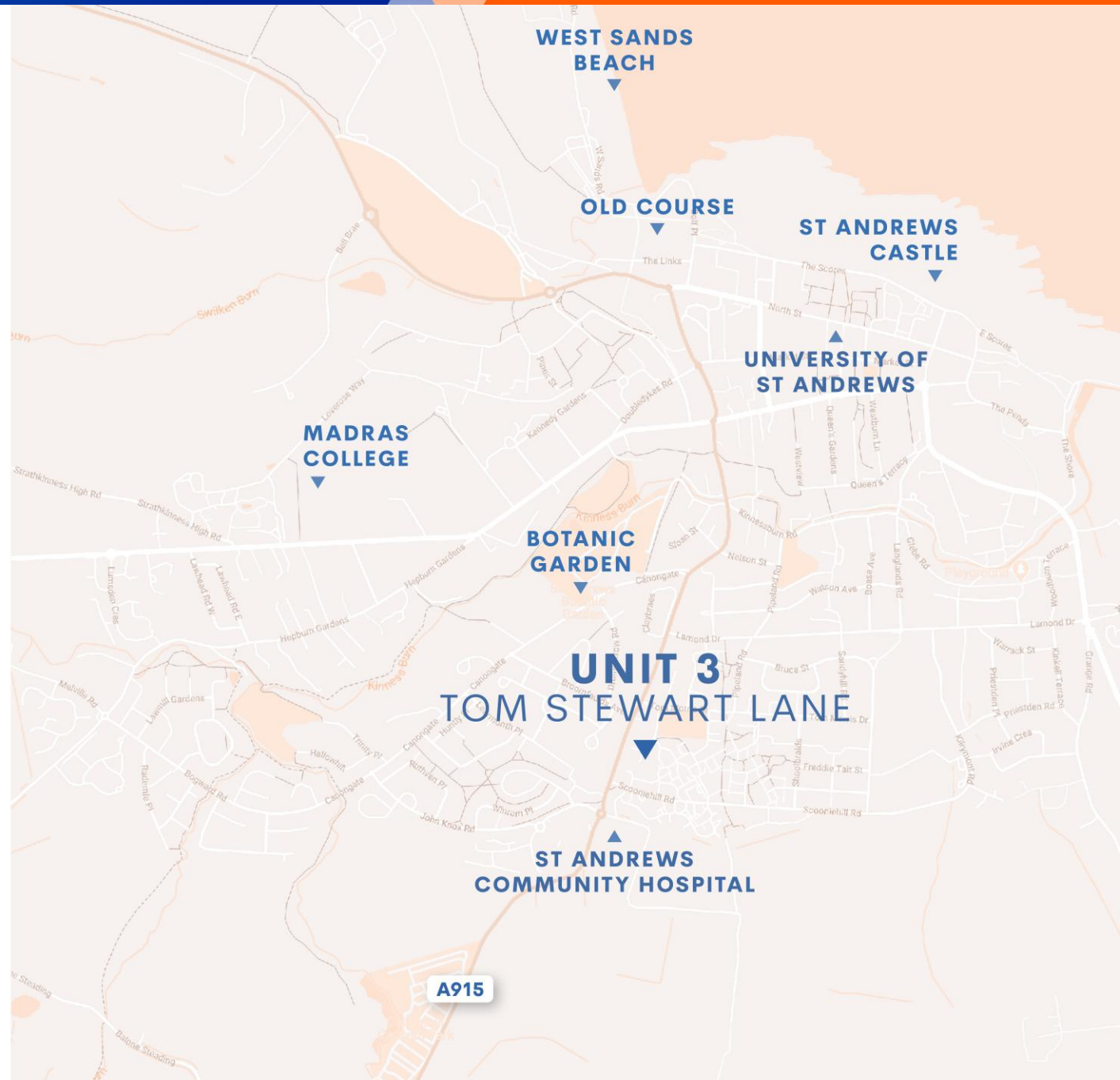
UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB

BY CAR

Destination	Distance	Time
Town centre	1 mile	4 mins
Rail station	7.5 miles	20 mins
Dundee	22 miles	31 mins
Perth	36 miles	57 mins
Stirling	52 miles	86 mins
Edinburgh	51 miles	87 mins
Glasgow	74 miles	103 mins

BY RAIL to Leuchars (nearest station)

Station	Time
Dundee	16 mins
Perth	52 mins
Edinburgh	74 mins
Stirling	90 mins
Glasgow	122 mins





Description

UNIT 3, TOM STEWART LANE, ST ANDREWS, KY16 8YB



The subjects comprise a mid-terraced workshop and storage unit of steel frame construction infilled with concrete block and brick.

There is a communal circulation yard to the front of the premises.

The unit extends to around 127 sq.m. (1,367 sq.ft.) or thereby.



Terms

Our client is inviting rental offers of £18,000 per annum for of a minimum of 5-year lease period.

Rateable Value

£9,900

The property therefore qualifies for 100% rates relief.

Energy Performance Certificate

Available upon request

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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. PUBLICATION DATE JULY 2025

Get in Touch

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



Jonathan Reid
J & E Shepherd
j.reid@shepherd.co.uk
01382 878005

Chris Paterson
Burns & Partners
cp@bap.co.uk
0131 228 4466



ANTI MONEY LAUNDERING REGULATIONS

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.

shepherd.co.uk

