



TO LET/MAY SELL

19 Crossgate, Cupar, KY15 5HA

Prime town centre location

Gross internal area 85.50 sq m (920 sq ft)

Potential for Class 3 use - subject to planning

Flexible terms

Rental offers in the region of £13,500 per annum invited

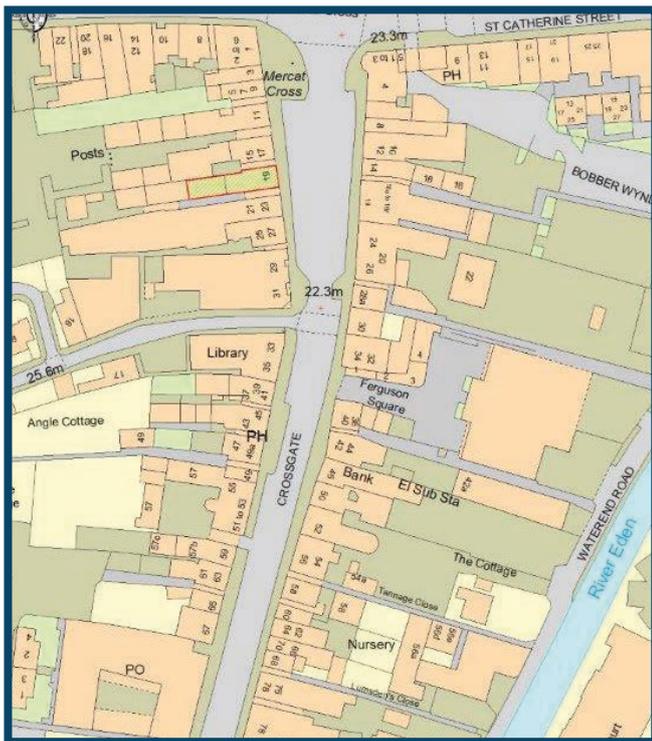
LOCATION:

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. The busy town centre contains a mixed range of commercial businesses with established industrial and business users located within business parks and industrial estates on the eastern outskirts of the town.

Cupar lies approximately 15 miles north-east from Glenrothes, the main administrative and commercial centre for the area, while the historic university town of St Andrews is some 9 miles due east. The cities of Perth and Dundee are also within convenient travelling distance while the town also benefits from a mainline railway station together with good road links which provide easy access to the Central Scotland motorway network.

The premises are situated off the west side of Crossgate a short distance south from its junction with The Cross within the main town centre. This part of Crossgate forms the prime retailing section of the town with a heavy footfall and a considerable volume of passing traffic. Nearby occupiers include Semi-Chem, WH Smith, Specsavers and Fisher & Donaldson.

The undernoted plan shows the location of the premises which are outlined in red.



DESCRIPTION:

Well-presented shop premises contained on the ground floor of a three storey mid terrace building of traditional stone and slate construction.

The gross internal area extends to some 85.50 sq m (920 sq ft) with the internal accommodation as follows:-

Ground floor
Retail/Sales, Inner Sales, Toilet, Hall, Kitchen/Staff Room and Rear Store.

In addition to the main accommodation two external stores are provided to the rear.

ASSESSMENT:

We have visited the Fife Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £12,000

The Uniform Business Rate (UBR) for the financial year 2019/2020 is £0.49p

Small Business Relief may be available and this should be checked with Fife Council.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects will be made available.

LEASE TERMS:

Our client seeks a longer lease but will be flexible in approach to lease terms.

RENTAL:

An initial rent in the region of £13,500 per annum exclusive is anticipated.

OFFERS:

The prospective tenants should agree the main Heads of Lease in writing with the Marketing Agents and thereafter our client's solicitors will issue formal lease documentation.

ENTRY:

Immediate entry can be given on completion of Missives.

GENERAL REMARKS

The premises occupy a prime retail position in the centre of Cupar and have recently been refurbished. The freshly presented accommodation is capable of various Class 1 retail uses and may also prove suitable for Class 2 and 3 uses, subject to obtaining the necessary planning consents.

VAT:

All prices/rents quoted are exclusive of VAT however our client reserves the right to charge VAT if applicable

VIEWING:

All viewings must be accompanied and can be arranged via the Marketing Agents.

CONTACT :

jim.honeyman@dmhall.co.uk.

Ref: ESA1832

Date of publication: June 2019

IMPORTANT NOTE

DM Hall for themselves and for the 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.