

# TO LET/FOR SALE

OFFICE – GROUND FLOOR & LOWER GROUND FLOOR



73 Bonnygate, Cupar, Fife, KY15 4BY

- Prominent town centre location
- Office accommodation extending to 1,517 Sq Ft
- Suitable for a variety of uses (STP)
- Quoting Rent: £13,000 per annum (exclusive of VAT)
- Offers over £145,000 (exclusive of VAT)

## LOCATION

Cupar is a former Royal Burgh town situated in northeast Fife approximately 44 miles from Edinburgh and 10 miles from the world-famous tourist destination of St Andrews. The town is well served by excellent road and rail communications providing access to the rest of Fife, the central belt and beyond.

More specifically, the premises lie off the north side of Bonnygate and occupy a prominent town centre position opposite the main entrance to Bonnygate car park. Bonnygate forms one of the main routes through the town and benefits from high levels of pedestrian and vehicular activity.

## DESCRIPTION

The subjects comprise the ground floor and lower ground floor of a two storey and attic with basement traditional end terraced building. The ground floor office enjoys a private main door entrance directly from Bonnygate with the lower ground floor having a separate independent access over a shared yard to the rear. It is assumed that the subjects have the benefit of 2 parking spaces within the rear yard area.

Please note the marketing of this property includes the ground floor and lower ground floor only.



## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor	75	805
Lower Ground Floor	66	712
<b>Total</b>	<b>141</b>	<b>1,517</b>

## RENT

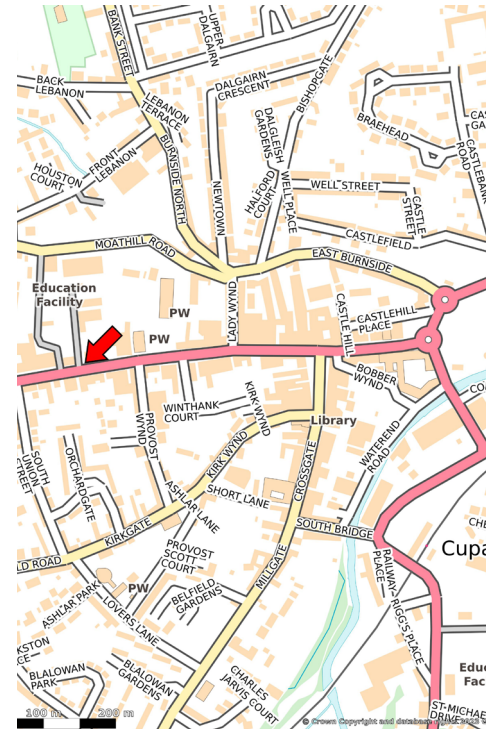
Quoting Rent: £13,000 per annum (exclusive of VAT)

## PRICE

Offers over £145,000 (exclusive of VAT)

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £7,400.



The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

## LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: February 2023