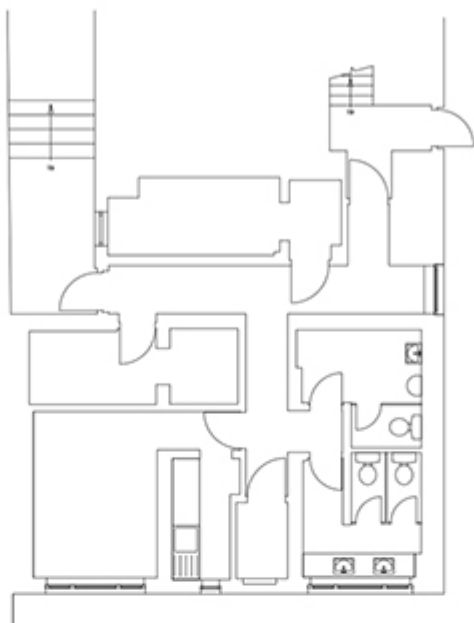


HOT FOOD CONSENT GRANTED

18 CROSSGATE, CUPAR, KY15 5HL



TOWN CENTRE FORMER BANK



- Busy Locale
- Ground & Basement
- 3,151sq ft
- V.A.T Free
- 5 Dedicated Parking Spaces
- Rent: ~~£22,500p.a.~~ £17,500p.a
- Sale: ~~P.O.A.~~ £159,000

LOCATION

The property is located in Cupar, a busy market town situated on the A91 trunk route in the north east of Fife close to St. Andrews. The subjects are located in a prime retail location within the town close to WH Smith, Nationwide Building Society, Boots and several coffee shops and boutique bakeries.

The town is well served by bus routes and benefits from rail connection to Edinburgh. There are several car parks around the town centre along with ample on street parking available.

PROPERTY

The property comprises ground and basement floors within a traditional stone built terraced property surmounted by a pitched roof, in addition to a more modern concrete frame, the property benefits from a flat roof extension to the rear.

The ground floor is a long and reasonably shaped unit providing the vast majority of the accommodation with a small basement providing a staff room, kitchen, toilets and other storage facilities. To the rear of the building, there is a small private car parking area providing 5 spaces.

The property currently benefits from a Class 2 (Office / Professional) consent, however may lend itself to change of use to Class 1 (Retail) or hot food consent.

AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor area;

Ground: 276.35sqm (2,975sq ft)
Bsm: 16.38sqm (176sq ft)
Total: 292.73sqm (3,151sq ft)

RATEABLE VALUE

£21,300

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for ~~£22,500p.a.~~ £17,500p.a

SALE

Our client would dispose of their freehold interest, ~~price on request~~ £159,000





V.A.T.

We understand the property has not been elected for V.A.T.

E.P.C.

Available on request

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla
Will Rennie

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Glasgow G2 6LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.