



# FALCONER

PROPERTY CONSULTANTS

**31 LADY WYND,  
CUPAR  
KY15 4DE**

## TO LET

- LEASE FROM £6,500 PER ANNUM
- PRIME RETAIL UNIT
- 650FT<sup>2</sup>
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- GOOD LEVELS OF NEARBY PARKING



## LOCATION

Cupar is a town, former royal burgh and parish in Fife, Scotland. It lies between Dundee and Glenrothes. According to a 2011 population estimate, Cupar had a population around 9,000, making it the ninth largest settlement in Fife, and the civil parish a population of 11,183.

The town is located on the A91 carriageway which links St Andrews to Stirling / Perth. The town also benefits from access to the main railway and bus network.

The subject is located on the western side of Lady Wynd at its junction with Hill Crescent.

## DESCRIPTION

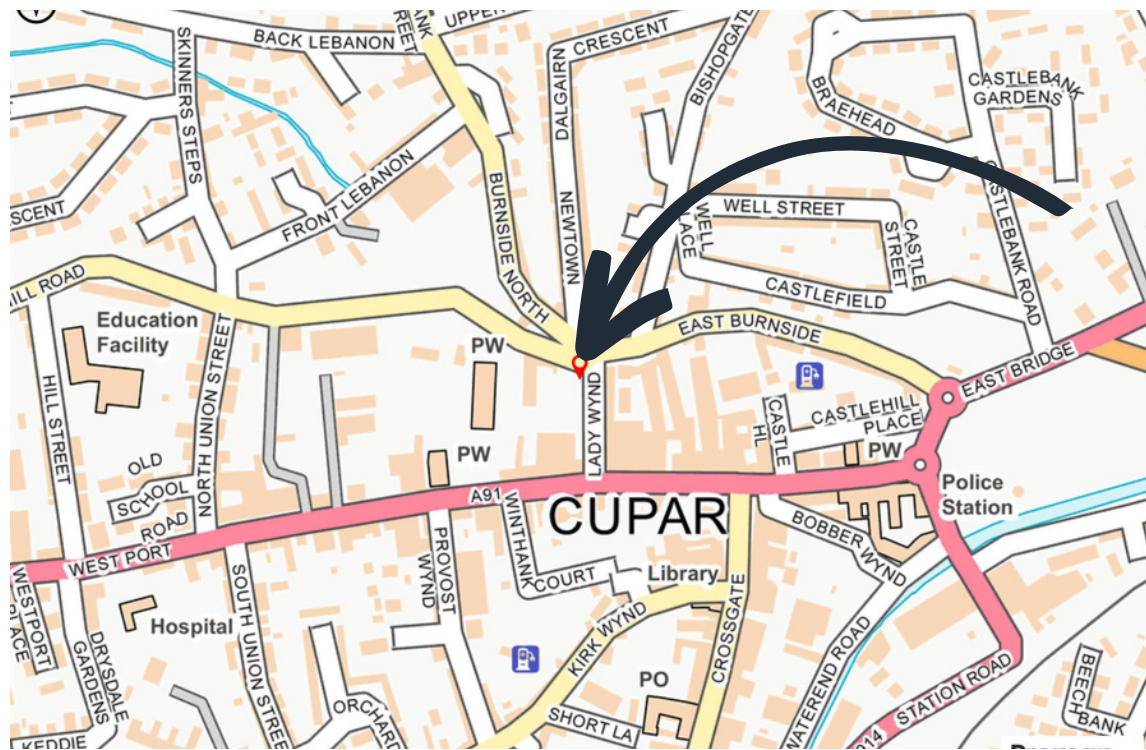
The subjects comprise a ground floor retail unit within a 2 storey end terraced building of stone construction situated at the bottom of Lady Wynd in a good prominent location a short distance walk from Bonnygate .

Internally the property comprises of the main front retail space, and w.c.

The property benefits from a single entrance door and large glazed frontage.

## PROPOSAL

Lease from £6,500 per annum.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

60m<sup>2</sup>/650ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

## RATING

Rateable value £7,500.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published October 2023.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



**MOBILE: 07775863688**



**PERTH: 01738 230 200**



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