


- 
- > WORKSHOP AND OFFICE SUITABLE FOR VARIETY OF USES
 - > RENT £7,500 PER ANNUM
 - > GROSS AREA – 132 SQ. M. (1,421 SQ. FT.) PLUS MEZZANINE STORE
 - > INCLUDES YARD
 - > 100% RATES RELIEF

TO LET

UNIT 2, STATION ROAD, CUPAR, KY15 5HX

CONTACT: Jonathan Reid - j.reid@shepherd.co.uk 01382 878005 www.shepherd.co.uk



LOCATION

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

Cupar is historically a market town and is occupied by a number of local and national businesses.

The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

The subjects are prominently located on Station Road in a mixed residential/commercial location with frontage to a busy vehicular route opposite Cupar Train Station and adjacent to Lidl.

DESCRIPTION

The subjects being offered for lease comprise a small workshop and office. The main walls are of brick construction with pitched corrugated sheet roof.

Internally the accommodation comprises workshop, storage and office space. Directly above is full length mezzanine storage space.

The accommodation would suit a variety of commercial uses.

ACCOMMODATION	m ²	ft ²
Ground Floor	132	1,421
TOTAL	132	1,421

RATEABLE VALUE

£5,200

The property therefore qualifies for 100% rates relief.

EPC

Awaiting further details.

TERMS

Our client is inviting rental offers of £7,500 per annum for a negotiable period of time.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

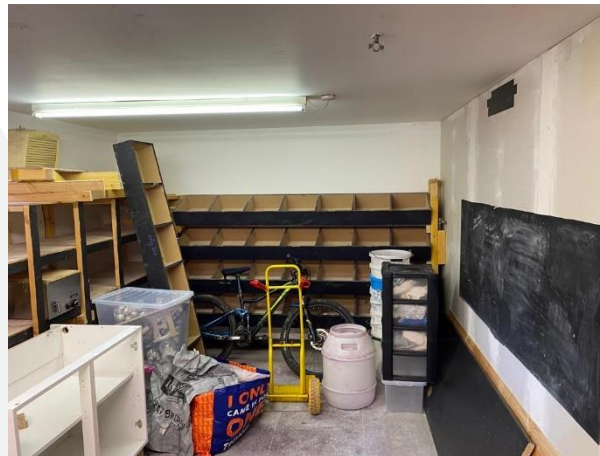
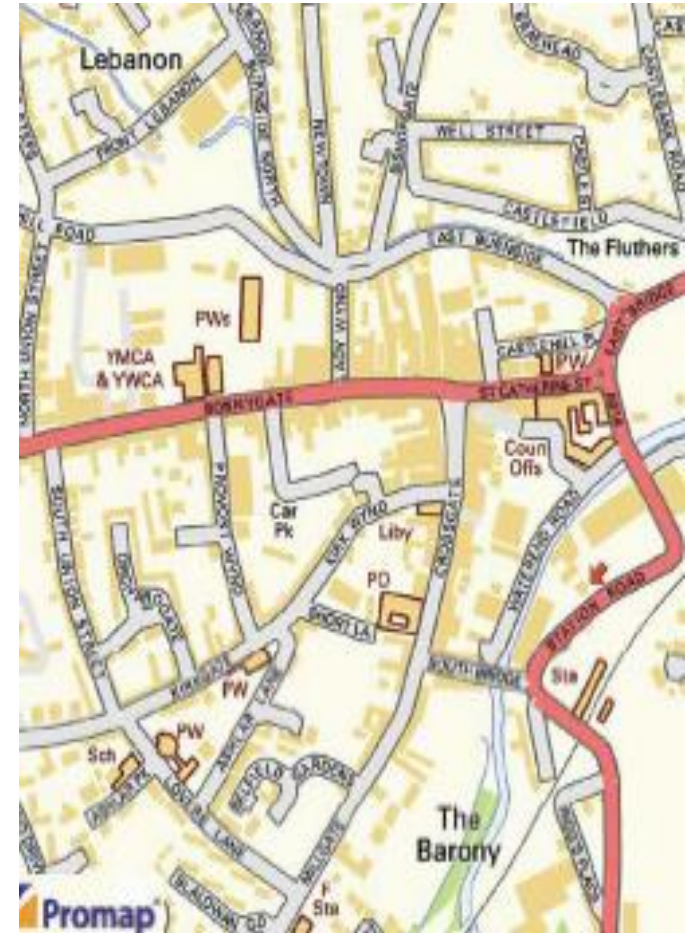


MONEY LAUNDERING

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 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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA - 01382 878005
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk



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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **AUGUST 2023**