



## OFFICE/ RESIDENTIAL CONVERSION OPPORTUNITY

- > REFURBISHED FIRST, SECOND AND BASEMENT FLOORS WITHIN TOWN CENTRE BUILDING
- > PREVIOUSLY IN OFFICE USE AND SUITABLE FOR CONTINUATION OF THIS USE
- > POTENTIAL FOR CONVERSION TO RESIDENTIAL SUBJECT TO PLANNING
- > OFFERS OVER £135,000
- > RENTAL OFFERS IN EXCESS OF £12,500 PER ANNUM

# FOR SALE/TO LET

**7 ST CATHERINE STREET, CUPAR, KY15 4LS**

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**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 centrally located on St Catherine Street in a mixed residential/commercial location a short distance from Crossgate and Bonnygate the main retail areas within the town.

On Street and free public car parking is available within the centre of Cupar

**DESCRIPTION**

The subjects comprise the first, second and basement floors within a substantial mid-terraced town centre building. The building is understood to date from 1817 and is Category "B" listed, forming part of a Georgian terrace.

The property benefitted from the Cupar Conservation Area Regeneration Townscape Heritage Initiative Project (2014-2019). Extensive work to restore and preserve the frontage were undertaken using traditional materials and skills under the auspices of Fife Historic Building Trust.

General refurbishment to interiors and roofing supervised by Conservation Accredited Architects, completed in 2018.

The property is accessed via a shared entrance to the front elevation with internal stair providing access to the first and second floor. In addition to the above there is a large basement store which can be separately accessed externally.

The accommodation is well presented and has most recently been used as offices and would be suitable for a variety of uses including residential and self-catering accommodation subject to planning



<b>ACCOMMODATION</b>	<b>Gross m<sup>2</sup></b>	<b>Gross ft<sup>2</sup></b>	<b>Net m<sup>2</sup></b>	<b>Net ft<sup>2</sup></b>
<b>First Floor</b>				
5 Offices, Storage and Toilet Facilities	123.34	1,328	109.07	1,174
<b>Second Floor</b>				
6 Offices, Kitchen and Toilet Facilities	109.85	1,182	95.27	1,025
<b>TOTAL</b>	<b>233.19</b>	<b>2,510</b>	<b>204.34</b>	<b>2,199</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

Please note that the owners of the ground floor premises have a servitude right of access to the first floor toilet.





**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.

**LEGAL COSTS**

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

**VIEWING/FURTHER INFORMATION**

Strictly by appointment with the sole selling/Letting agent.

**RATEABLE VALUE**

Rateable Value - £1200 (Basement) and £17,800 (Offices)

**EPC**

Available upon request.

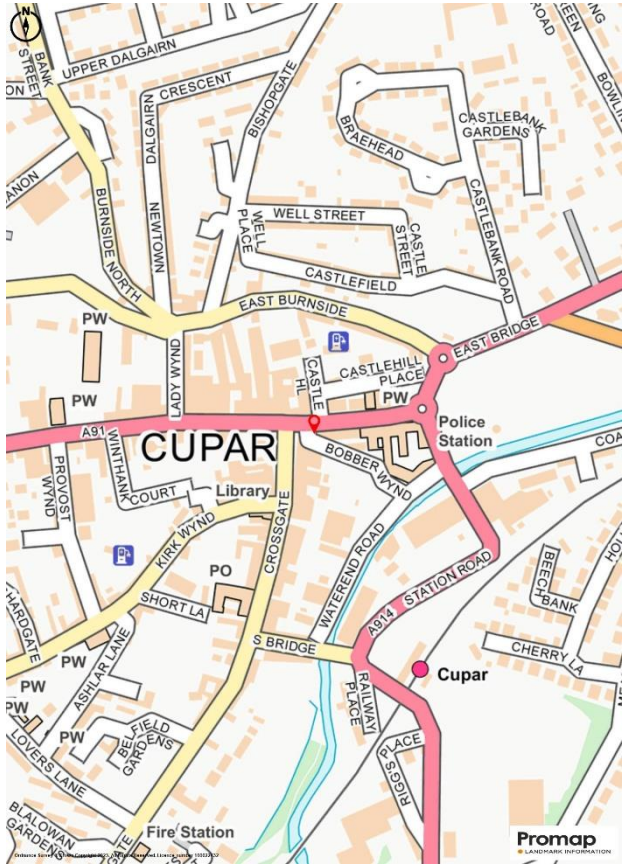
**TERMS**

Our client is inviting offers in excess of £135,000 for their heritable interest.

Alternatively, a lease will be considered and rental offers of £12500 per annum are invited.

**VAT**

Prices are quoted exclusive of VAT.



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

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

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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