

Retail Unit - To Let

135 Market Street, St Andrews, KY16 9PF





KEY POINTS:

- St Andrews is a seaside town situated on the north coast of Fife, approx. 10 miles from Dundee and 30 miles from Edinburgh.
- The town benefits from an affluent catchment and is popular with tourists with over 666,000 visitors per year.
- St Andrews is also home to the University of St Andrews, the oldest university in Scotland, with 7,500 full time students.
- The property is located in a 100% prime position on Market Street, immediately adjacent to the recently opened The White Company
- Other occupiers located nearby include Black Sheep Coffee, H&M, Starbucks, Ryman, Seasalt, Greggs, Vodafone, Boots and Pret a Manger.

ACCOMMODATION:

The property is arranged over ground and first floor levels, comprising the following approximate floor areas:

Ground Floor:	2,029 sq ft	188.5 sq m
First Floor:	952 sq ft	88.4 sq m

RENT:

£95,000 pa

TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed.

BUSINESS RATES:

Rateable Value: £72,250
UBR 2024/25: £0.545
Rates Payable: £39,376 per annum

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC:

Rated B. Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

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