



83a South Street  
St Andrews  
KY16 9QW

- Popular secondary trading location
- Excellent retail frontage
- Ample on street parking
- May suit a variety of uses — STC
- NIA: 64.36 sq.m. (692 sq.ft.)



## LOCATION

The subjects are located within the historic University town of St. Andrews which has a resident population in the region of 14,000. St. Andrews is located on the east coast of Fife, some 13 miles south of Dundee and 50 miles northeast of Edinburgh. The town, known as "the Home of Golf" is a popular tourist destination and is home to Scotland's oldest University.

More precisely the subjects sit on the north side of South Street, a short distance from the prime trading location of Market Street. Surrounding tenants are a mix of commercial use.

## DESCRIPTION

The subjects comprise a ground floor commercial unit contained on the ground floor of a two storey mid terraced building. The property benefits from prominent frontage onto South Street.

Access to the property is via a pedestrian door from South Street. Internally the layout is predominately open plan, in nature to include a large shop front with rear staff and WC facilities.

The property may suit a variety of commercial uses, subject to the required consent.

## ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

| UNIT         | SQ.M. | SQ.FT |
|--------------|-------|-------|
| Ground Floor | 64.36 | 692   |

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £22,300

The unified business rate for the year 2023/2024 is 49.9p exclusive of water and sewerage rates.

## TERMS

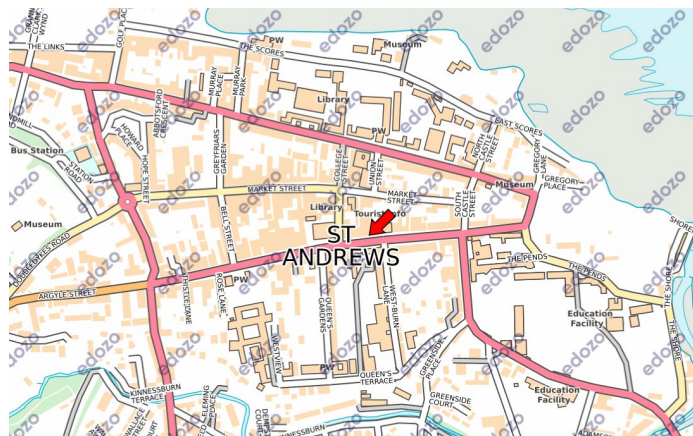
The Subjects are available to let on a standard commercial terms at an asking rent of £22,000 per annum.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT.

## EPC

Available on request



To arrange a viewing please contact:



**Garth Davison**

Director

garth.davison@g-s.co.uk

07809 490581



**Andrew Dandie**

Partner

07803896967

Andrew.Dandie@g-s.co.uk

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024