



11 Newtown, Cupar, KY15 4DD

Centre of Residential Area

- Opportunity to Purchase Entire Block
- 1 Vacancy
- Income Producing **£14,720p.a.**
- Block of 6 (1 Bed) Apartments
- 1 x 2 Bed / 1 x 1 Bed / 4 x Bedsit
- No ADS (Portfolio of 6)
- Price: o/o £179,000

LOCATION

The development is located on Newtown, in what is considered an established residential area, a short distance to the north of the main commercial shopping thoroughfare and town centre.

Cupar is a former market town in North East Fife, having resident population just in excess of 9,000 persons but also serves as a centre for a large rural hinterland. The town contains a mixed range of commercial businesses in the busy town centre with well established industrial users located in business parks and industrial estates on the eastern outskirts of the town.

Cupar lies approximately 11 miles north-east of Glenrothes which is the main administrative and commercial centre for the whole area, while the historic university town of St Andrews lies some 9 miles due east.

The cities of Perth and Dundee are within convenient travelling/commuting distance while the town also benefits from a mainline railway station, together with good road links providing access to the Central Scotland motorway network.

PROPERTY

The property comprises 6 individual flats contained within a 3 storey terraced building of traditional stone construction. The building is rendered externally and surmounted by a pitched and slated roof.

The access is via a centrally positioned entrance, the front elevation leading to a central close with a staircase providing access to first and second floors and a further internal stair leading to the attic flat.



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SUMMARY

Flat 11A Lounge/bedroom, kitchen and shower room (Ground Floor)

Flat 11B Lounge/bedroom, kitchen and shower room (Ground Floor)

Flat 11C Entrance hall, lounge/ 2x bedroom, kitchen and shower room (First Floor)

Flat 11E Entrance hall, lounge/bedroom, kitchen and shower room (Second Floor)

Flat 11F Entrance Hall, lounge/bedroom, kitchen and shower room (Second Floor)

Flat 11G Lounge, kitchen/dining area, bedroom and shower room. (Attic Flat)

EXECUTIVE SUMMARY

Each of the flats (excluding Flat B) is let under Private Residential Tenancies and the current combined income is £1,226.60pcm (£14,720p.a)

LBTT

Due to the nature of the sale, the transaction will not attract ADS and be treated as a commercial transaction

SALE

The portfolio is available on a freehold basis for £179,000

V.A.T.

The transaction will not be subject to V.A.T.

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.