



# TO LET

11/13 Crail's Lane  
St Andrews KY16 9NR

- Fully fitted Class 3 restaurant
- Licenced unit
- New lease
- Nil premium

## Location

St Andrews is a prosperous market town situated on the north east coast of the Kingdom of Fife, 10 miles south west of Dundee and 52 miles north east of Edinburgh. It is famous throughout the world as being the home of golf but is also boosted by local, national and international tourism and is the home of the University of St Andrews (circa 7,500 students). The local population is circa 17,500 persons which is increased by both the students and tourists visiting the town all year round.

The subjects are located on Crail's Lane, a quirky lane slightly to the east of the town centre linking the main streets of Market Street and South Street close to several other food and beverage operators including **Zizzi, We Are Zest, Pizza Express, CombiniCafé, Nando's, Somtam (Thai), Tanon Thai, Cromars** and **Domino's Pizza**. Retailers close by include **White Stuff, Thomas Rogerson, Fisher & Donaldson, House of Cashmere, Sainsburys, Caledonian Countrywear, FatFace, Costa** and **Waterstones** amongst many others.

## Description

The subjects comprise 2 interconnecting mid-terrace dwelling houses which have been fitted out as a restaurant and bar over ground floor with further spill out restaurant, toilet and kitchen space on the first floor. The premises are licenced and can accommodate up to 60 covers.

## Accommodation

The units are arranged over ground and first floors, and extend to the following approximate net internal floor areas:

Ground Floor: Reception, bar & restaurant	595 sq ft	(55.3 sq m)
First Floor: Overflow restaurant, food prep, kitchen & toilets	664 sq ft	(61.7 sq m)
Total	1,259 sq ft	(117.0 sq m)

## Planning

The unit currently benefits from Class 3 consent.

## Lease

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

## Rent

Rental offers are sought for a new lease over the premises.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£31,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.0p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£15,288**.

## Energy Performance Certificate

EPC Rating to be confirmed.

## Date of Entry

By arrangement.

## Legal Costs

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

## Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

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## Get in touch



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