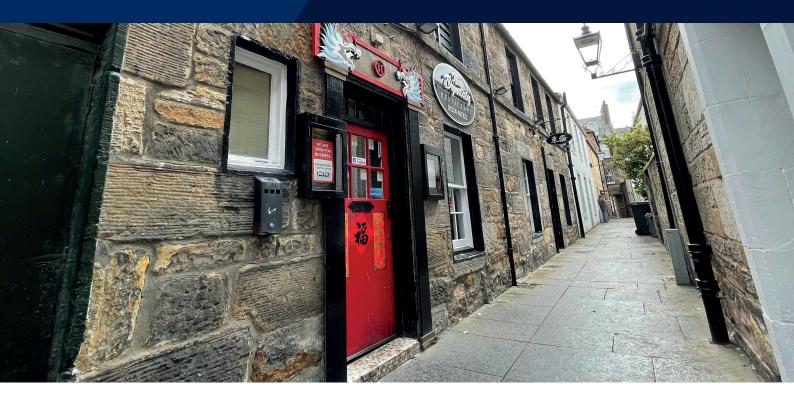
TO LET 11/13 Crail's Lane St Andrews KY16 9NR

- 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: $\frac{1}{2} \int_{-\infty}^{\infty} \frac{1}{2} \int_{-\infty}^{\infty} \frac{1}{2$

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 2023 is £34,400. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of £17,131.

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 ingoing 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.



TO LET

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





Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher

GET IN TOUCH



Eric Lindgren elindgren@eyco.co.uk 07884 492 688 0131 558 5103

EJL/DOC/STA513 - Date of publication: 15 June 2023

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.