

TO LET / MAY SELL

100 Market Street
St Andrews KY16 9PB

- ▶ Prime retail unit
- ▶ Popular student and tourist location
- ▶ Rental offers of £60,000 pa invited
- ▶ 1,335 sq ft (124.1 sq m)



LOCATION

St Andrews is located on Scotland's east coast, in the county of Fife and is approximately 47 miles North of Edinburgh. The town is well served by road links to the M90 Motorway via the A91 and A92. There is also a railway station at the nearby village of Leuchars, which is located on the east coast mainline, linking Edinburgh and Aberdeen.

St Andrews has a base population of around 17,000, this number boosted by students and the all year round tourist activity, centred around the area's renowned golf courses and the internationally acknowledged St Andrews University.

More specifically the subject is located on Market Street which is the main retail pitch in the centre of St Andrews. The pitch includes a number of national brands such as **Boots, Pret A Manger, Holland & Barrett, Waterstones** and **Phase Eight**.

ACCOMMODATION

The subjects is a traditional retail unit consisting of the ground and basement floors of a 4 storey terrace building. Internally, the ground floor has a large sales area to the front and reasonably sized stock area to the rear. In addition, there is stepped access down to the basement area.

The approximate net internal floor areas are shown below:

GROUND FLOOR	892 SQ FT	82.9 SQ M
BASEMENT	443 SQ FT	41.2 SQ M
TOTAL	1,335 SQ FT	124.1 SQ M

PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£60,000 per annum** exclusive are invited.

PRICE

Price on application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£51,250**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£26,189**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B.

DATE OF ENTRY

Available from mid-April 2024.

LEGAL COSTS

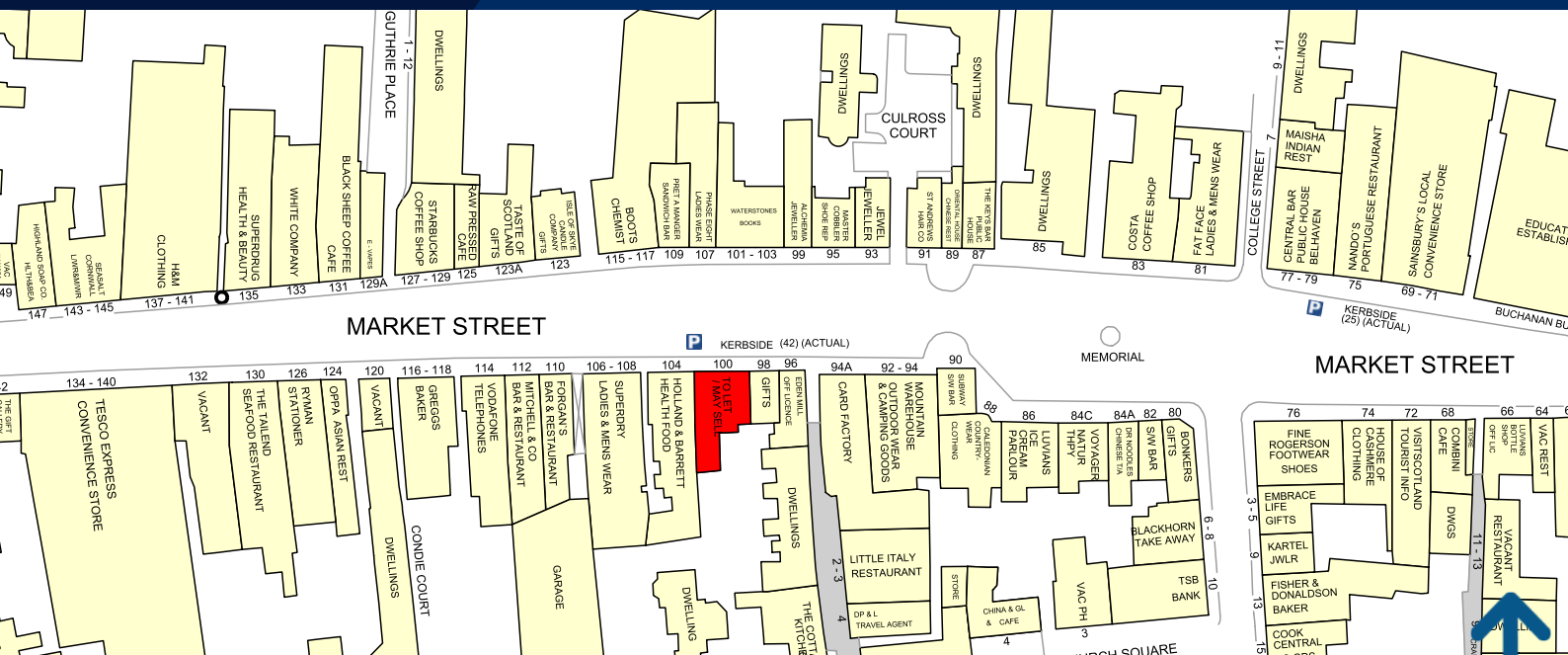
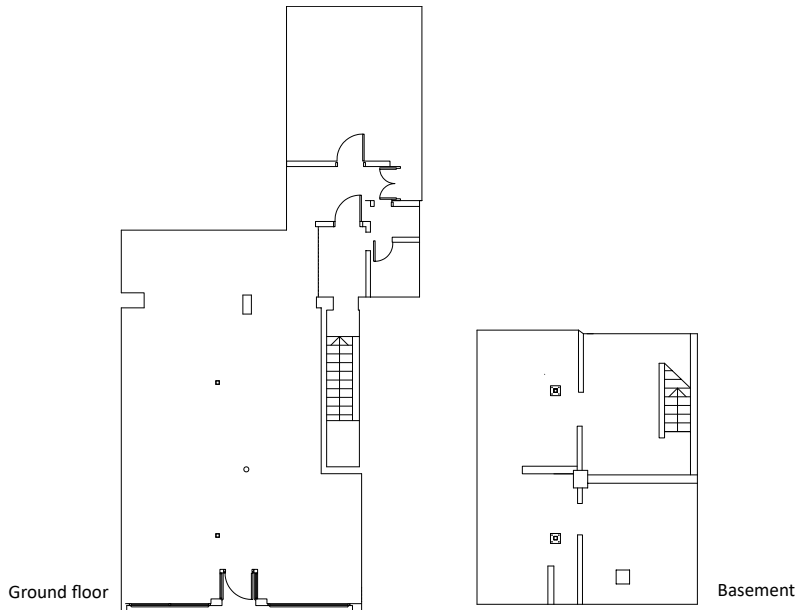
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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GET IN TOUCH



Alastair Rowe
arowe@eyco.co.uk
07747 747 280
0131 558 5140



Ruari Hobkirk
rhobkirk@eyco.co.uk
07507 689 448
0131 558 5123

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