



Prime Retail Unit Subject to Vacant Possession

Rent: £65,000 pa

NIA: 2,790 sq ft

Location

St Andrews is an affluent town situated on the east coast of Fife and is particularly popular with tourists with c. 670,000 visitors per year. The premises are situated on the south side of South Street. Nearby occupiers include **Zizzi, Bank of Scotland, Trespass, WH Smith** and a number of independent retailers.

Accommodation

The subjects comprise a ground floor sales area and lower floor accessed separately which we calculate extend to the following net internal areas:

Ground Floor: **2,428 sq ft / 225.65 sqm**

Basement: **362 sq ft / 33.64 sqm**

Total: 2,790 sq ft / 259.29 sqm

Rent

Offers over **£65,000 pa** exclusive are invited.

Lease

The subjects are available by way of a new FRI lease for a term to be agreed.

Rates

Rateable Value: **£55,250**

UBR (2020/21): **51.1p**

Rates Payable: **£28,232 pa**

Planning

This property benefits from Class 2 consent.

EPC

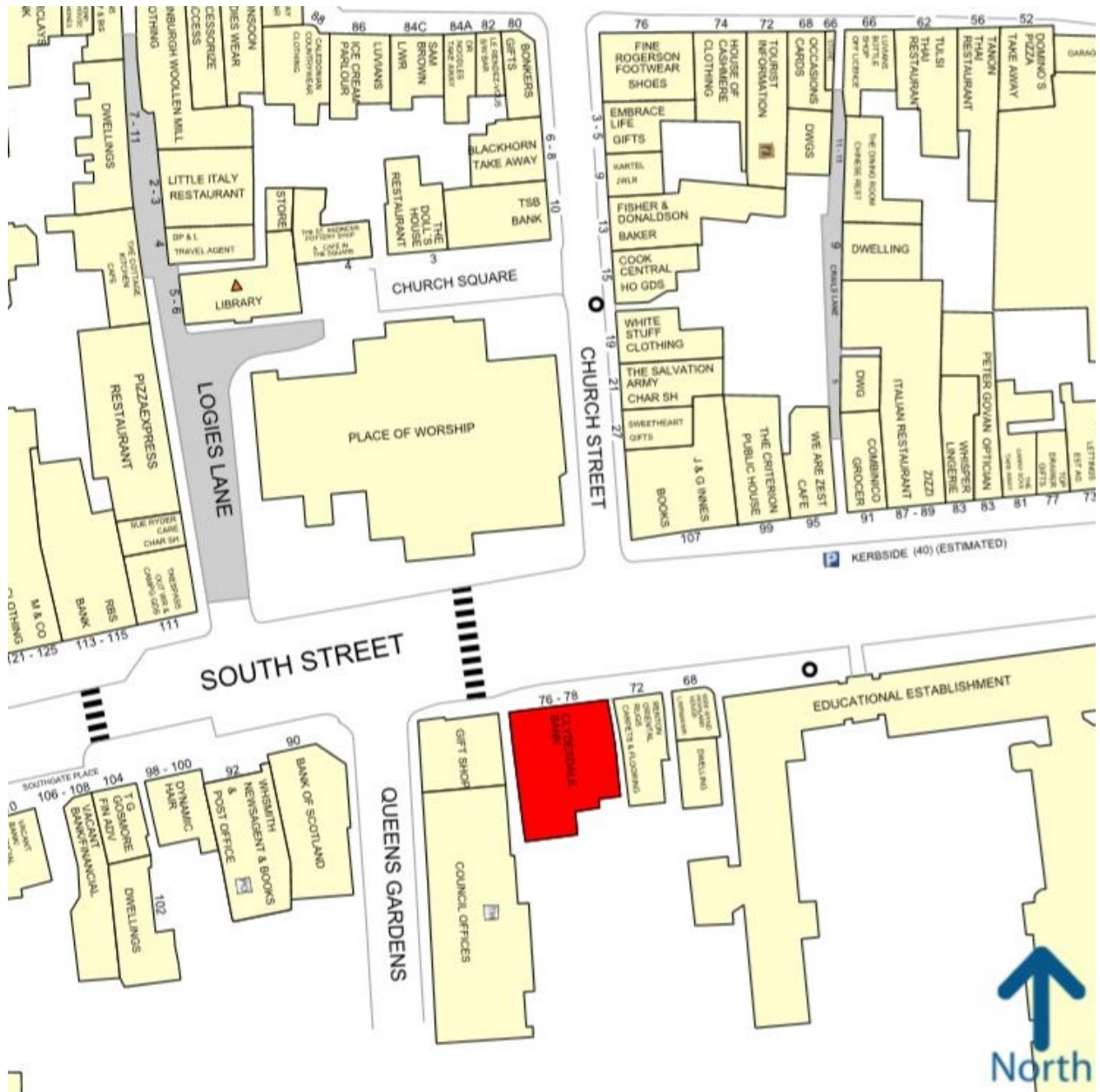
This property has an EPC rating of E.

Legal Costs

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

TO LET

76 South Street
St Andrews
KY16 9JT



Viewing strictly by appointment with ORINSEN

Andy Bain

T. 0131 374 1117
M. 07770 524 977
E. abain@orinsen.com

Anna Hansen

T. 0131 374 1114
M. 07717 411 668
E. ahansen@orinsen.com

important notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 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.