

Private & Confidential Restaurant For Sale

6a Greyfriars Garden
St Andrews KY16 9HG



PRIVATE & CONFIDENTIAL

Restaurant - For Sale
Ground Floor: 1,184 sq ft
Sale Price: On Application

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 Greyfriars Garden, a busy street leading to Market Street and South Street. Nearby occupiers include many independent quality retailers such as [Susan Sloan](#) and [John Allan Hairdressers](#). Multiple retailers nearby include [Nationwide Building Society](#), [Sense Scotland](#), [Boots the Chemist](#), [Tesco Metro](#) and [H&M](#).

Description

The subject premises have been a restaurant with retail use since 1974. In 2002, the trading hours were extended and the premises also have a licence to sell on and off-sales alcohol beverages. Outside the restaurant, there is approximately 10 sqm of outside space plus a shared corridor leading to the road as a second means of escape.

Private & Confidential Restaurant For Sale

6a Greyfriars Garden
St Andrews, KY16 9HG

Accommodation

The premises are arranged over ground floor and comprise the following approximate net internal area:

Ground Floor: 1,184 sq ft / 110 sqm

Sale Price

On application.

Rates

Rateable Value: £25,300

UBR (2021/22): £0.49

Rates Payable: £12,397 pa

Planning

The premises benefit from having [Class 3 restaurant consent](#) plus an off-sales alcohol licence.

EPC

The premises have an EPC rating of G.

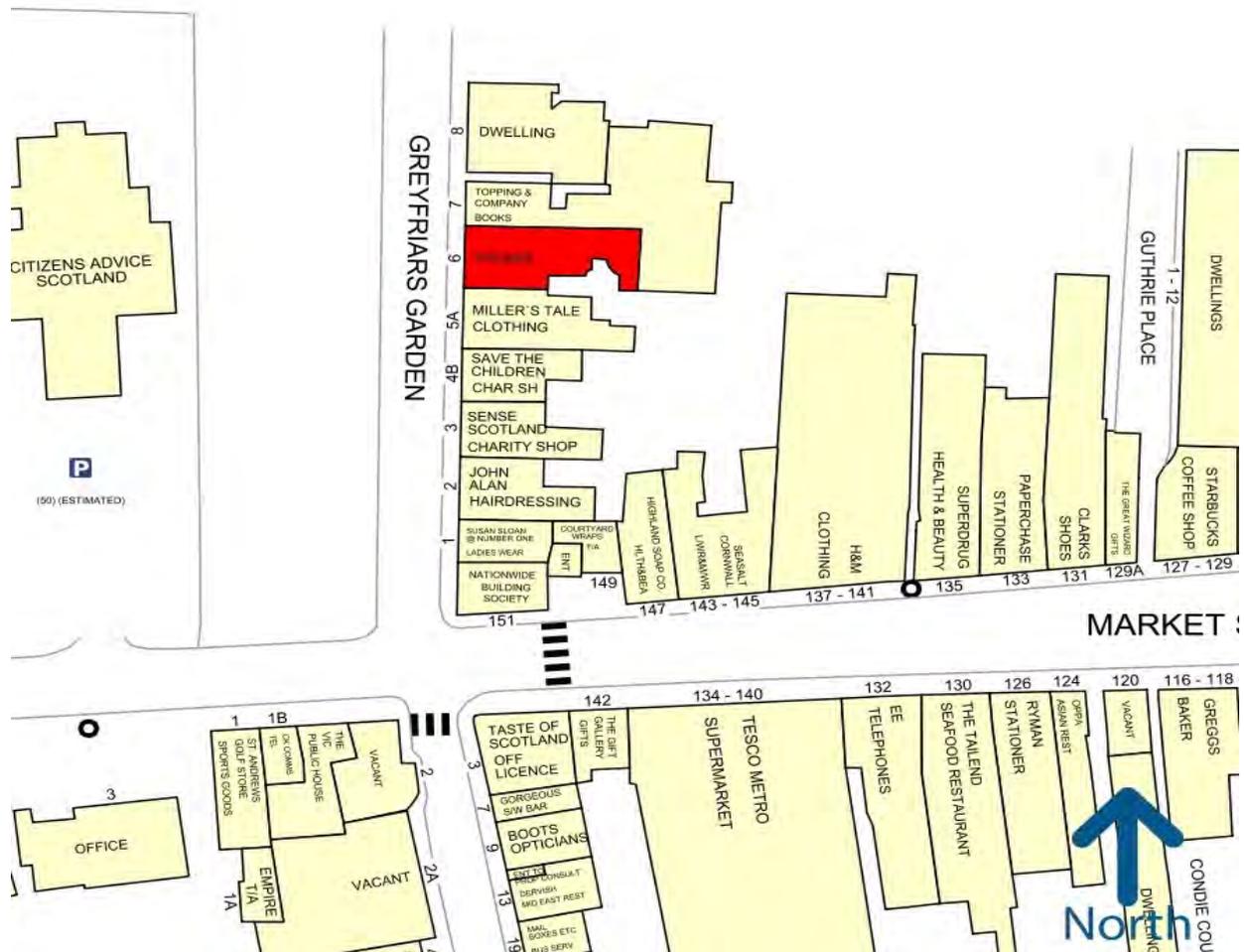
Legal Costs

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.



Private & Confidential Restaurant For Sale

6a Greyfriars Garden
St Andrews KY16 9HG



Viewing strictly by appointment **ORINSEN**

Tom Forster
T. 0131 374 1115
M. 07919 920 126
E. tforster@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. **Publication: March 2021**