

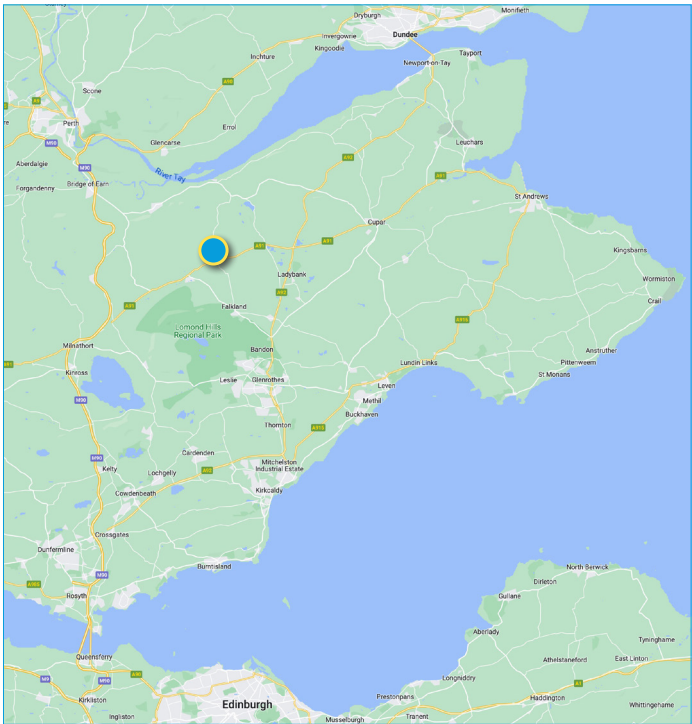
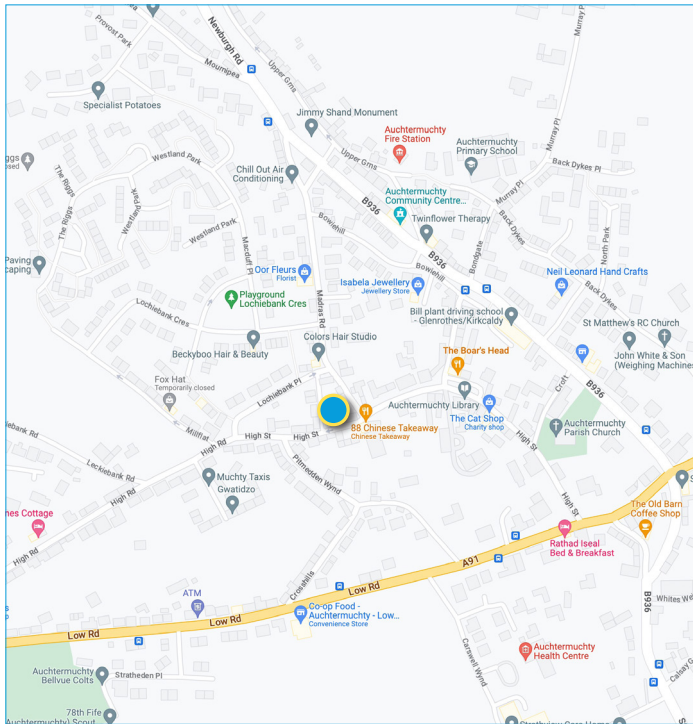
RETAIL/OFFICE/COMMERCIAL PREMISES TO LET



- **FORMER CONVENIENCE FOODSTORE, FULLY REFURBISHED & FINISHED TO AN EXCELLENT SHELL CONDITION**
 - **GROUND FLOOR AREA - 97 SQM [1,044 SQFT]**
- **SUITABLE FOR A VARIETY OF USES - SUBJECT TO OBTAINING APPROPRIATE PLANNING CONSENT**
 - **NEIGHBOURING OCCUPIERS INCLUDE - ROWLANDS PHARMACY, COLORS HAIR STUDIO, THE BOAR'S HEAD PUB/RESTAURANT, AUCHTERMUCHTY LIBRARY, KERRY JANE HAIR ETC**
 - **LEASE - NEW FULL REPAIRING & INSURING LEASE AVAILABLE FOR A NEGOTIABLE TERM**
 - **RENTAL - £7,500 PER ANNUM, EXCLUSIVE OF VAT.**

AUCHTERMUCHTY, 47 HIGH STREET KY14 7AR

MOBILE: 07801 852 225



LOCATION

Auchtermuchty is a picturesque rural town situated in central Fife having a resident population of circa 2,250 people. The town is located on the A.91, one of Fife’s main arterial routes, providing immediate connectivity to the neighbouring towns of Cupar, Falkland & Ladybank with the ever popular St Andrews only 18 miles further east and also linking with the M.90 & Scotland’s main motorway network a short distance to the west.

The subjects are located within the heart of the town situated on the High Street at it’s junction with Madras Road. The immediate surrounding area is predominantly residential however there are also a number of commercial occupiers including The Boar’s Head Pub/Restaurant, Rowlands Pharmacy, Colors Hair Studio, Auchtermuchty Library, Kerry Jane Hair etc.

DESCRIPTION/ACCOMMODATION

The premises comprise a ground floor retail/commercial unit which has been recently refurbished & finished to an excellent white boxed shell condition & also benefits from impressive glazed frontages, all under a pitched slated roof.

The subjects provide the following approximate areas:-

GROUND FLOOR	97 SQM	1,044 SQFT
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LEASE TERMS

The premises are available on the basis of a new full repairing & insuring lease for a negotiable term.

RENT

£7,500 per annum, exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – still to assessed.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - still to be assessed.

[An incoming occupier may benefit from Small Business Bonus Scheme [SBBS] rates relief of up to 100%. We would therefore recommend discussing this with the local Rates Authority].

USE

We understand the property currently benefits from Class 1A Retail, Financial, Professional Services consent. Other uses may also be considered subject to obtaining the appropriate consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

JH CAMPBELL
PROPERTY CONSULTANTS

www.jhcampbell.net

Contact: Jack Campbell
E: jack@jhcampbell.net
M: 07801 852 225