

# LEASE FOR SALE

(due to potential relocation)

## Prime Retail Premises

145 South Street  
St Andrews  
KY16 9UN



### LOCATION

St Andrews is a historic town which is home to Scotland's oldest university as well as being a popular tourist and golfing destination.

The town is located on the east coast of Fife, some 13 miles south of Dundee and 50 miles north east of Edinburgh. It has a resident population in the region of 14,000 which is increased by almost 9,000 during university term time.

The subjects are situated on the north side of South Street within the heart of St. Andrews main retail core. Surrounding occupiers are a mixture of licensed premises and local and national retailers including M&Co, Trespass, Rohan, Specsavers, Prezzo, and Royal Bank of Scotland, with other nearby occupiers including Pizza Express, WH Smith, Jack Wills, Jo Malone and Joules.

### LEASE

There is currently a 10-year FRI lease in place, expiring on 3 December 2023 at a rent of £24,000 p.a.x. with a tenant-only break option at 3 December 2018. The rent is due to be reviewed on the fifth anniversary of the lease (i.e. December 2018).

### DESCRIPTION

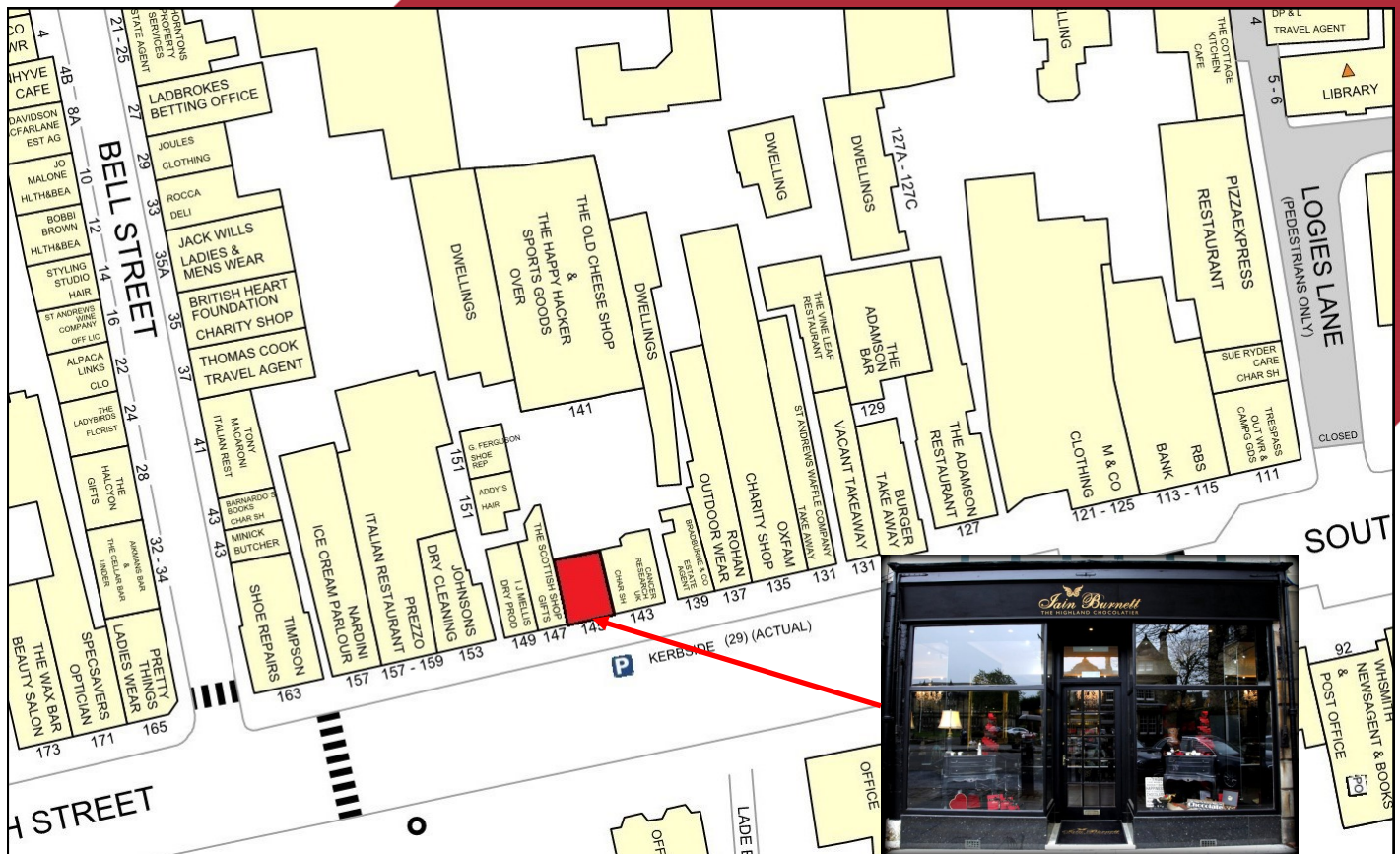
The property, currently trading as a high end award-winning Chocolatier, was comprehensively refurbished internally and externally in 2013. It is in walk-in condition and suitable for a variety of retail uses.



The subjects are arranged over ground, first and attic floors and extend to the following approximate areas:

Ground:	53.10 sq m	572 sq ft
First:	34.44 sq m	371 sq ft
Attic:	31.03 sq m	344 sq ft
WC:	2.99 sq m	32 sq ft
<b>TOTAL:</b>	<b>121.56 sq m</b>	<b>1,319 sq ft</b>

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## PREMIUM

Our client is looking to assign their leasehold interest for premium offers in the region of £20,000. A full inventory of items which may be included as part of the lease sale can be provided upon request.

**RATEABLE VALUE**

We are informed by the Local Rating Authority that the rating assessment for 2017/2018 is as follows:

Rateable Value: £22,600  
Rates Payable: £10,532

# ENERGY PERFORMANCE CERTIFICATE

Available upon application.

## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

**VAT**

All prices are quoted exclusive of VAT.

## VIEWING & FURTHER INFORMATION

All viewings are strictly by appointment through the sole letting agent:

Donald M Syme  
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