# **TO LET** Retail Premises

### 27 Church Street St Andrews KY16 9NW



#### LOCATION

St Andrews is located on the east coast of Fife, some 13 miles south of Dundee and 50 miles north east of Edinburgh. The town has a resident population in the region of 16,000 which is increased by almost 8,000 during university term time.

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 subjects are situated on the eastern side of Church Street, close to the junction with South Street, which is in the heart of St Andrews' main retail core. There is a strong mix of surrounding occupiers including **TSB**, **White Stuff**, **Fat Face**, **Nando's** and **Sainsbury's**.

#### DESCRIPTION

The unit comprises an attractive mid terraced retail unit at ground floor, with additional storage space at lower ground level, extending to the following approximate areas:

Ground:	357 sq ft	33.17 sq m
Lower Ground:	132 sq ft	12.26 sq m
Total:	489 sq ft	45.43 sq m

#### TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.



247 WEST GEORGE STREET | GLASGOW G2 4QE | 0141 285 7945

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#### RENTAL

Rental offers in the region of £22,000 per annum exclusive are sought.

#### RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

Rateable Value:	£13,700
Rates Payable:	£6,576

This unit may be eligible for rates relief - further information can be found at <u>www.mygov.scot/business-rates-relief/</u>.

#### 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**

Strictly by appointment through the sole letting agent:

Donald M Syme T: 0141 285 7943 E: donald@symeproperty.co.uk





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IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2018.