

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.

