

Culverwell

PROPERTY CONSULTANTS

RETAIL PREMISES LEASE FOR SALE 4 CROSSGATE, CUPAR, KY15 5HH

LOCATION

Cupar is situated on the East Coast of Scotland located in Fife and is 23 miles south of Dundee and 9 miles west of St Andrews. The town has an estimated population in the order of 8,900 people.

The subject premises are located on the east side of Crossgate which is the primary retail pitch in Cupar. Nearby occupiers include Greggs, Semi-Chem, WH Smiths, RBS, Poundstretcher and DE Shoes.

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and first floors only of a two storey plus attic stone built building under a pitched and slated roof.

ACCOMMODATION

The main net internal areas are as follows:

Ground Floor	632 sq ft	58.71 sq m
First Floor	595 sq ft	55.28 sq m

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£15,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

PLANNING

We understand that the premises benefit from Class 1 (Retail) use and may be suitable for alternative uses. Interested parties are to make their own enquiries to the local Council.

RENT

The current passing rent is £16,500 per annum, exclusive of VAT.

LEASE TERMS

The subjects are currently held on a 10 year full repairing and insuring lease from 31 August 2007 until 30 August 2017. The next rent review is on 31 August 2012.



TERMS

Offers are invited for the benefit of our client's leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

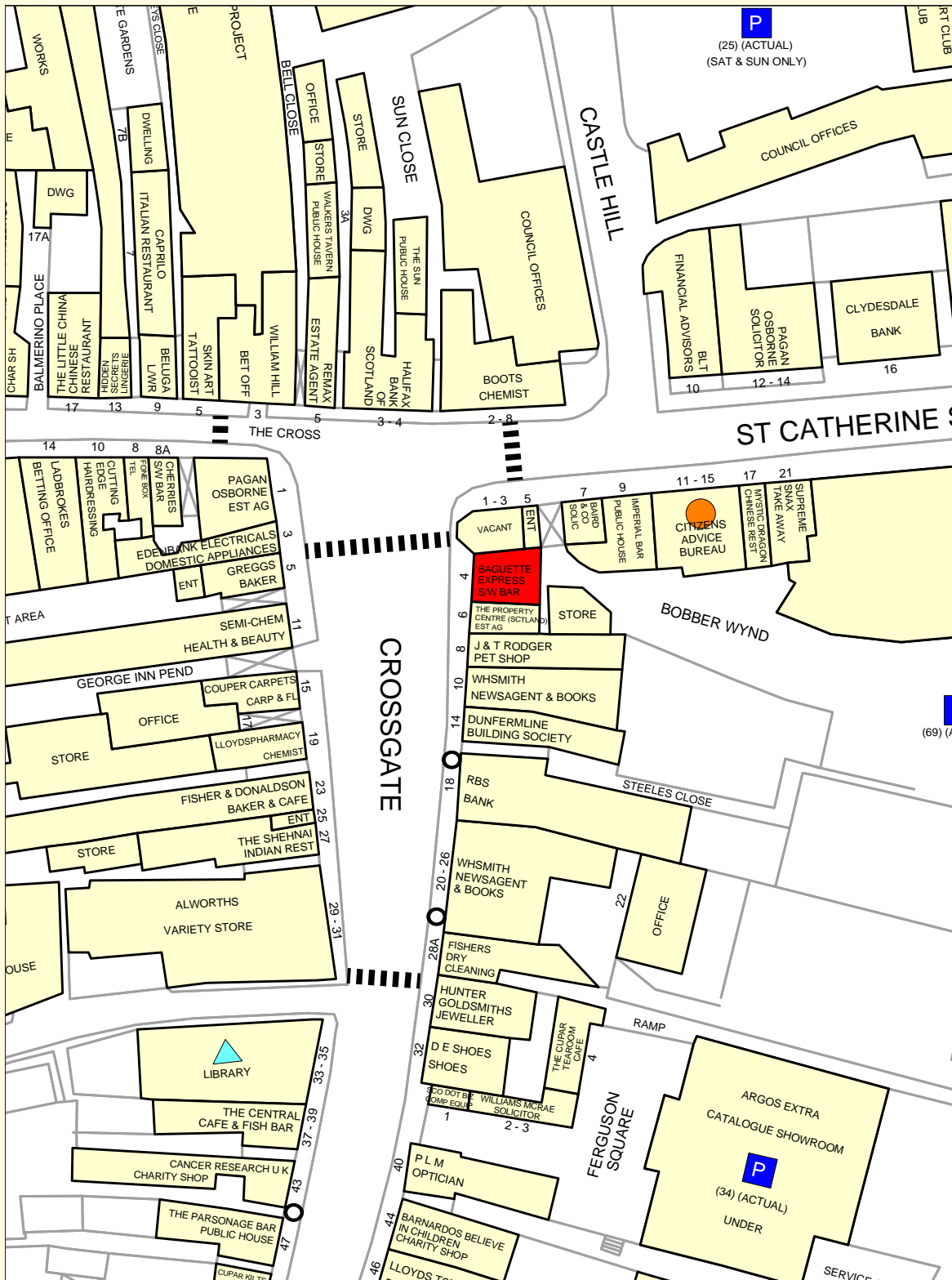
ENTRY

By agreement

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea
Tel: 0141 248 6611
Email: david.oshea@culverwell.co.uk



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January 2012

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