

# TO LET

Storage Units 5 & 6, Fishermans Store  
The Shore, St. Andrews, KY16 9RG



- Storage Units adjacent to St. Andrews Harbour.
- Excellent opportunity to lease unit for storage particularly suited to the fishing industry.
- Net internal area of 14sqm approx.
- Flexible lease terms.
- Closing date: TBC

✉ [estates.enquiries@fife.gov.uk](mailto:estates.enquiries@fife.gov.uk)



## Description

The store is a single storey, stone storage unit with shared access from The Shore, which is connected from the A917.

## Use

Storage, and for no other purpose.

## Accommodation

Unit 5 & 6 both extend to 14sqm or thereby.

The units are of stone construction and separately metered for electricity.

## Rent Offers

Our client invites offers for rent over £46 per month on Store 5 and the same rate applies for Store 6. All Offers submitted should be stated as exclusive of VAT. **Offers can be made on one or both properties.**

## Closing Date

### Submission of offers & closing date:

Offers must be submitted through [estates.enquiries@fife.gov.uk](mailto:estates.enquiries@fife.gov.uk)

Interested parties will be notified of the closing date, and interested parties should submit any offers through [estates.enquiries@fife.gov.uk](mailto:estates.enquiries@fife.gov.uk)

## Lease Terms

Licences will be granted for 1 year continuing monthly after that, on Full Repairing and Insuring terms.

## VAT

The licence fee is exempt from Value Added Tax.

## Energy Performance Certificate

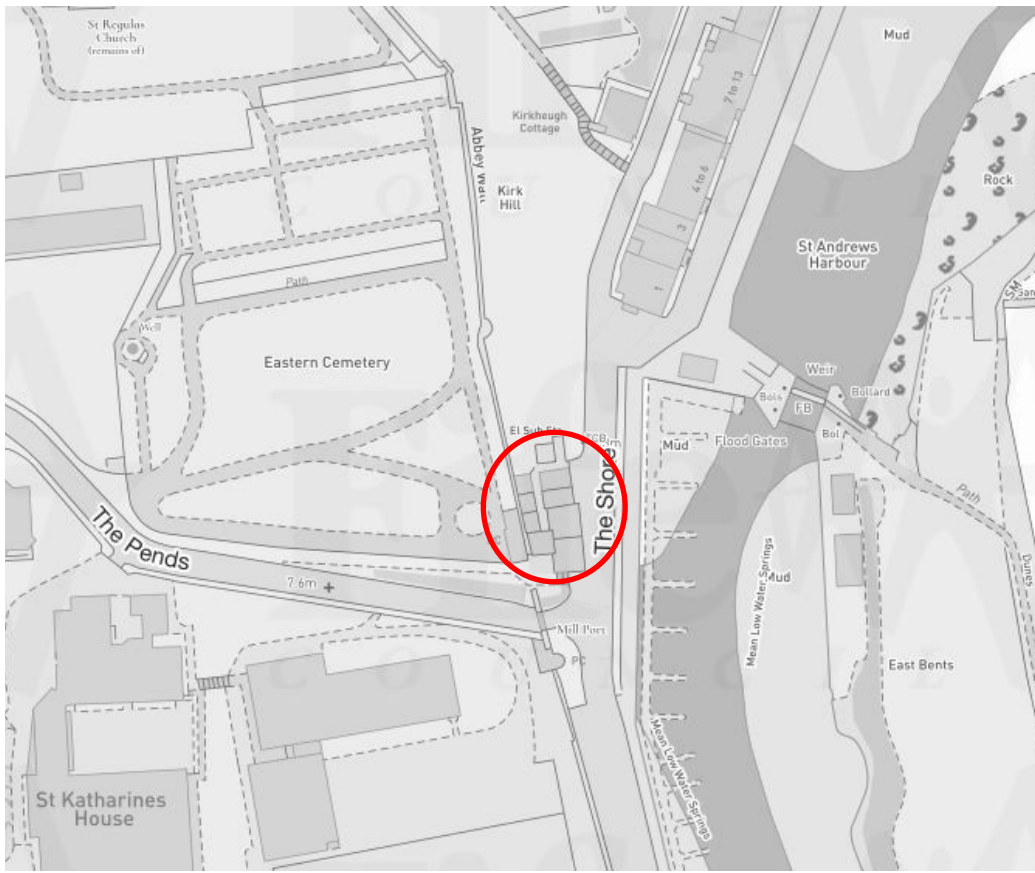
EPC and Electrical Hard Wire Test is available on request.

## Viewing

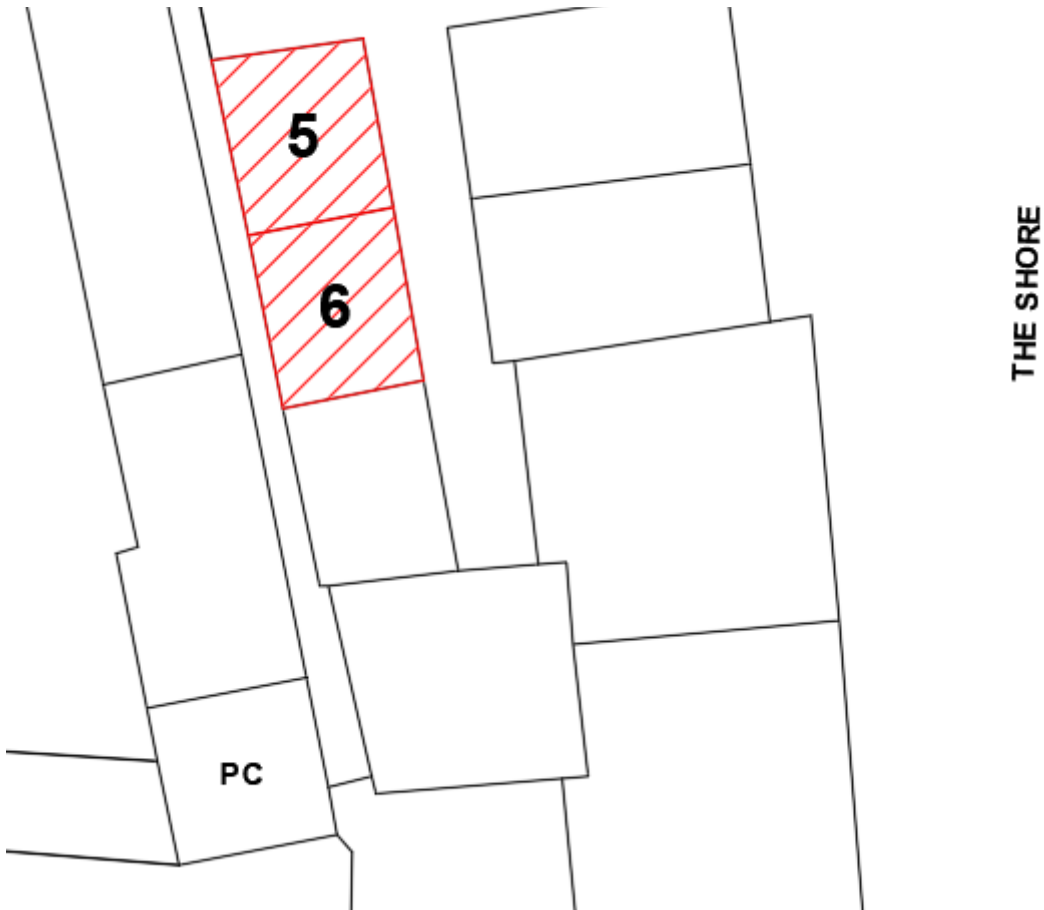
To arrange an appointment to view the premises or for further information please contact the [estates.enquiries @fife.gov.uk](mailto:estates.enquiries@fife.gov.uk)



## Location Plan



## Unit Plan



## Important Notice

- Offers received after 12 noon on the closing date will not be considered .
- Fife Council will not accept offers received by postal mail and only offers submitted to estates. [Enquiries@fife.gov.uk](mailto:Enquiries@fife.gov.uk) will be reviewed.
- Fife Council does not bind itself to accept the highest or any offer for the subjects.
- In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees.
- These particulars are believed to be correct but are supplied for information only and intending tenants will require to satisfy themselves as to their accuracy.
- These particulars are not deemed to form any contract or part of any contract, which may be entered into.
- The successful applicant will be responsible for their own legal costs, recording dues and Land and Buildings Transaction Tax.