

OFFICE PREMISES

- > SELF CONTAINED OFFICE ANNEX WITHIN ST ANDREWS TOWN CENTRE
- > NET AREA 61.15 SQ. M. (658 SQ. FT.)
- > RENTAL OFFERS IN EXCESS OF £13,000 PER ANNUM

TO LET

THE ANNEX, KINBURN CASTLE, DOUBLE DYKES ROAD, ST ANDREWS, KY16 9PS

CONTACT: Jonathan Reid - j.reid@shepherd.co.uk 01382 878005 www.shepherd.co.uk



LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The subjects are located on the south of Double Dykes Road to the west of St Andrews Town Centre. The premises are a short walk from the Town Centre and University.

DESCRIPTION

The subjects comprise a self-contained office annex located to the rear of the premises occupied by Scottish Information Commissioner and Thorntons Solicitors.

The accommodation comprises an open plan office with single private office and associated kitchen and toilet facilities.

ACCOMMODATION	m²	ft²
Ground Floor	61.15	658

RATEABLE VALUE

The subjects will require to be assessed for rating purposes.

TERMS

Our client is inviting rental offers in excess of £13,000 per annum for a negotiable period of time.

EPC

Rating – ‘C’

VAT

Prices are quoted exclusive of VAT.



LEGAL COSTS

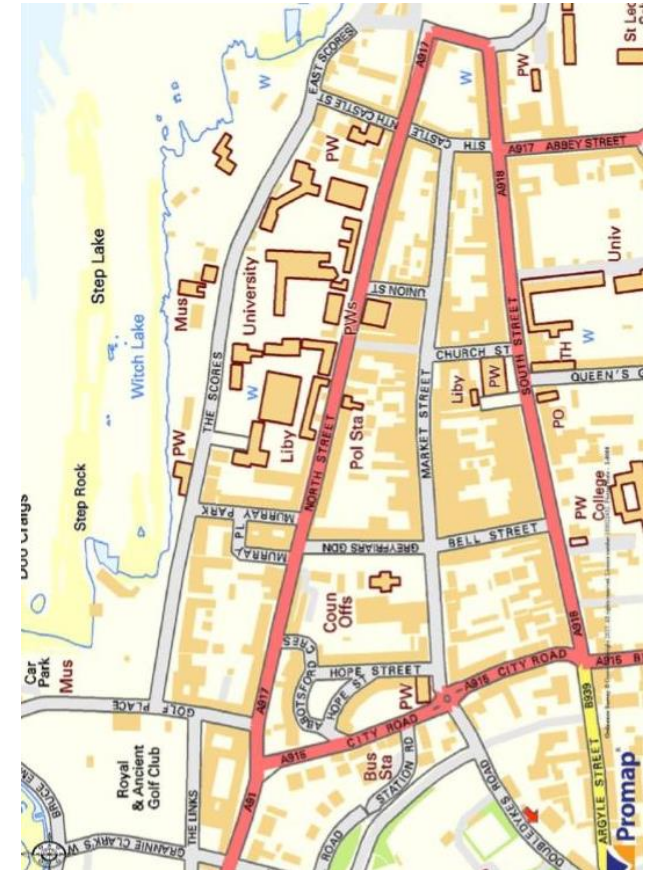
Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee – 01382 878005

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