

# 10 Crossgate



+ Graham  
Sibbald

Retail



## CUPAR KY15 5HH

**FOR  
SALE**

- FOR SALE
- PROMINENT TOWN CENTRE LOCATION
- OFFERS INVITED



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# 10 Crossgate CUPAR

## Location

Cupar is a busy and attractive former market town in the north east of Fife lying approximately 10 miles west of St Andrews and 20 miles south of Dundee. The subjects occupy a prominent town centre position on the east side of Crossgate to the south of The Cross in a prime retail area of the town.

A local OS Extract opposite highlights the approximate location of the subjects.

## Description

The subjects comprise a ground and upper floor retail unit contained within a two storey mid-terraced building having stone walls and a pitched and slated roof. The Shop has a traditional frontage comprising display windows and central entrance door.

## Accommodation

The accommodation comprises;

Ground Floor: Front Retail Area, Rear Retail/Display, Office and Rear Servicing Hall

Upper Floor: Gallery/Sales Area and Toilets.

The gross internal floor areas are as follows:

Ground Floor: 160 sq m (1720 sq ft) or thereby

Upper Floor: 76 sq m (820 sq ft)

## Services

The subjects are connected to the mains supplies of gas, water and electricity and drainage is understood to be to the main sewer.

All prospective purchasers should satisfy themselves independently as to the standard and serviceability of all systems.

## Rating Assessment

In accordance with the Scottish Assessors Association ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have a current Rateable Value is **£19,700**. Current uniform Business Rate is £0.48 for the financial year 2015/2016. Water and sewage are levied separately. For the Scottish Government leaflet please visit ([www.scotland.gov.uk](http://www.scotland.gov.uk)) and follow the appropriate links.

## Price

Offers invited. Further details on application.

## VAT

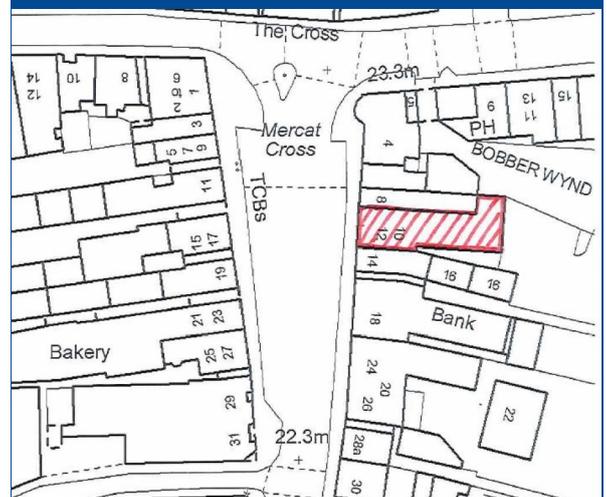
For the avoidance of doubt all prices quoted are exclusive of VAT. Prospective purchasers/tenants will require to satisfy themselves independently as to the incidence of VAT in respect of any transactions.

## Costs

Each party will be responsible for their own legal costs incurred with the ingoing tenant/purchaser being responsible for any stamp duty, registration fees and land tax etc incurred therein.

**EPC Rating:** Available on request.

# FOR SALE Retail



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Colin Devine - Tel: 07803 896927

Email: [Colin.Devine@g-s.co.uk](mailto:Colin.Devine@g-s.co.uk)



## CONTACT

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## IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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