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# TO LET/MAY SELL

## SHOP & WORKSHOP

106 Bonnygate, Cupar, KY15 4LF

- Prominent Main Road Location
- Gross Internal Area Approx. 116 sq m (1,250 sq ft)
- Retail Shop with Workshop Space
- Flexible Terms
- Entry by Negotiation.

**Commercial Department**

Unit 34, City Quay, Camperdown Street, Dundee, DD1 3JA **01382 873100**

**LOCATION:**

Cupar is a small former market town in north-east Fife having a resident population of around 9,000 but which also serves as a centre for a large rural hinterland. The town contains a mixed range of commercial businesses in its busy town centre with established industrial and business users located within business parks and industrial estates on the eastern outskirts of the town.

Cupar lies approximately 15 miles north-east from Glenrothes which is the main administrative and commercial centre for the area while the historic university town of St Andrews is some 9 miles due east. The cities of Perth and Dundee are within convenient travelling distance while the town also benefits from a mainline railway station together with good road links, which provide easy access to the Central Scotland motorway network.

The premises occupy a prominent position off the south side of Bonnygate which forms one of the main traffic routes through the town. Surrounding properties are in mixed use with generally similar style retail shops and restaurants at ground floor level and flats/offices above.

The undernoted plan shows the location of the premises which are outlined in red.



**DESCRIPTION:**

A retail shop with additional workspace contained on the ground floor of a two story and attic mid terraced building.

The shop front incorporates 2 display windows with a central entrance door all set within painted surrounds.

Internally the accommodation extends to around 116 sq m (1,250 sq ft) and is laid out as follows:-

Retail Shop/Showroom, Office, Main Workshop, Inner Workshop, Store and Toilet.

**ASSESSMENT:**

We have visited the Fife Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £10,400

The Uniform Business Rate (UBR) for the financial year 2015/16 is 48p.

Small Business Relief may be available and this should be checked with Fife Council.

**ENERGY PERFORMANCE RATING:**

A copy of the Energy Performance Certificate will be made available to interested parties.

**RENTAL:**

An initial rental in the region of £12,000 per annum exclusive is anticipated.

**SALE PRICE:**

Offers in the region of £120,000 are invited

**ENTRY:**

Immediate entry can be given on completion of Missives.

**GENERAL REMARKS:**

The premises enjoy a prominent position in Cupar and provide accommodation suitable for a variety of retail uses. The extensive internal space is readily adaptable and could easily be converted to full retail or café style use subject to gaining necessary consents.

**VAT:**

All prices/rents quoted are exclusive of VAT however our client reserves the right to charge VAT if applicable.

**VIEWINGS:**

All viewings must be accompanied and can be arranged via the Marketing Agents.

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**REFERENCE:**

JGH/ESP003521/A15/ESA921

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