



# TO LET

## SHOP & OFFICES

35 Bonnygate, Cupar, KY15 4BU

Prominent Town Centre Location

Gross Internal Area Approx. 225 sq m (2420 sq ft)

Rental offers in the region of £15,500 pa invited

Flexible Terms

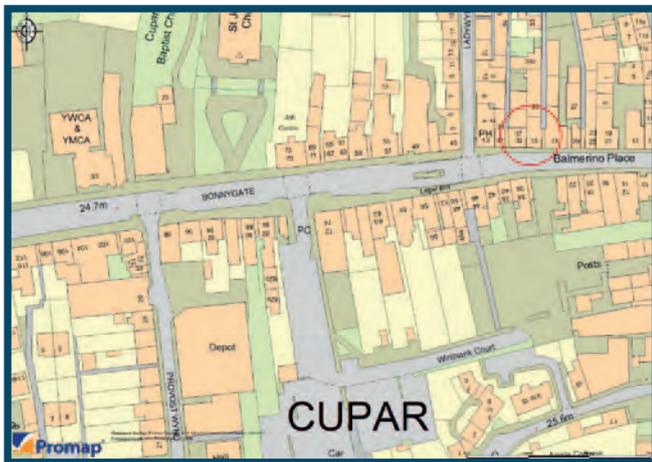
**LOCATION:**

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, 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 are situated off the north side of Bonnygate a short distance east from its junction with Lady Wynd within the main town centre. Bonnygate forms one of the main routes through the town and carries a considerable volume of passing traffic.

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

**DESCRIPTION:**

Well presented shop and office premises contained within a three storey plus attic mid-terrace building of traditional stone and slate construction.

The internal accommodation can be summarised as follows:

**Ground Floor:**  
Reception/Sales Area/Office, Inner Hall, Strong Room and Rear Entrance Hall.

**First Floor:**  
Landing, Large Private Office & Two Smaller Offices, Rear Landing, Kitchen and Toilet

**Second Floor:**  
Upper Landing, General Office, Three Private Offices, Store and Toilet.

**Attic:**  
File Store

**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: £11,100

The Uniform Business Rate (UBR) for the financial year 2018/19 is 48.0p.

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 - Rating E

**LEASE TERMS:**

Our client seeks a longer lease but will be flexible in approach to lease terms.

**RENTAL:**

An initial rental in the region of £15,500 per annum exclusive is anticipated.

**OFFERS:**

Prospective tenants should agree the main Heads of Lease in writing with the Marketing Agents and thereafter our clients' solicitors will issue formal lease documentation.

**ENTRY:**

Immediate entry can be given on completion of Missives.

**GENERAL REMARKS:**

The premises offer good quality office space with the benefit of a retail frontage to Bonnygate. The extensive and flexible accommodation is capable of sub-division and multi occupation.

**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.

**DATE OF PUBLICATION:**

May 2018

**REFERENCE:**

ESA1504

**CONTACT:**

Email: [jim.honeyman@dmhall.co.uk](mailto:jim.honeyman@dmhall.co.uk)  
[leigh.nisbet@dmhall.co.uk](mailto:leigh.nisbet@dmhall.co.uk)

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.