



# FALCONER

PROPERTY CONSULTANTS

**BASEMENT,  
12 ST.CATHERINE STREET,  
CUPAR  
KY15 4HH**

## TO LET

- RENT FROM £9,000 PER ANNUM
- PRIME LOCATION
- 1,214 FT<sup>2</sup>
- READY FOR IMMEDIATE OCCUPATION
- RECENTLY REFURBISHED
- SUITABLE FOR ALTERNATIVE USES
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- BENEFITS FROM PRIVATE ENTRANCE

## LOCATION

Cupar is a town, former royal burgh and parish in Fife, Scotland. It lies between Dundee and Glenrothes. According to a 2011 population estimate, Cupar had a population around 9,000, making it the ninth largest settlement in Fife, and the civil parish a population of 11,183. The town is located on the A91 carriageway which links St Andrews to Stirling / Perth. The town also benefits from access to the main railway and bus network.

The subjects are located on the northern side of St Catherine Street between its junctions with Castlehill and East Bridge and forms part of the main town centre and retail area.

## DESCRIPTION

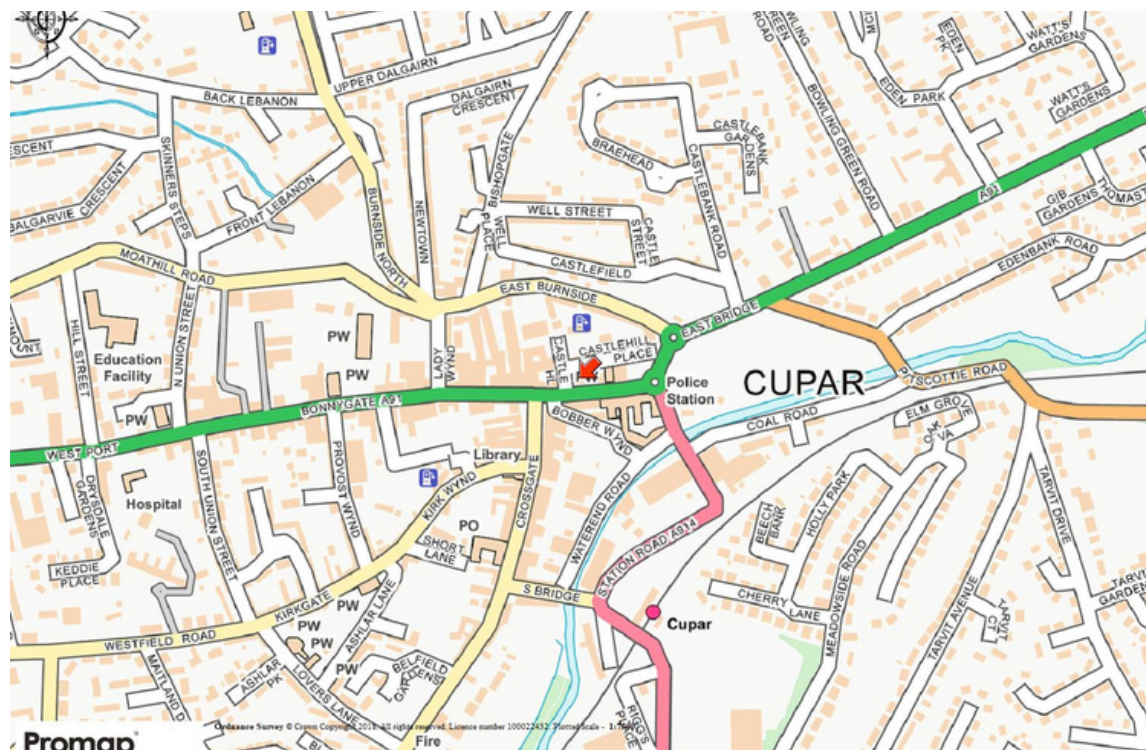
The subjects comprise a “B” listed mid terraced 4 storey building which we would estimate was constructed in the late 1800’s. The main building is of traditional stone construction surmounted by a pitched and slated roof.

Office suite providing 6 office rooms, kitchen and separate w.c.s The property benefits from a private entrance.

The property can be leased in whole or in part and may suit alternative uses such as hair salon, studio and therapy rooms.

## PROPOSAL

Lease from £9,000 per annum.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Basement: 112.8m<sup>2</sup>/1,214ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

## RATING

The unit will require to be reassessed.

## EPC

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## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2023.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



**MOBILE: 07775863688**



**PERTH: 01738 230 200**



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