

OFFICE / RETAIL / CLINIC

- > CENTRALLY LOCATED
- > NET AREA – 15.65 SQ M (168 SQ FT)
- > 100 % RATES RELIEF
- > REFURBISHED ACCOMMODATION
- > SUITABLE FOR A WIDE VARIETY OF USES INCLUDING MASSAGE, BEAUTY, HAIR SALON
- > TWO ADVERTISING BOARDS AVAILABLE
- > RENTAL OFFERS OVER £395 PCM

TO LET

6 LADYWYND, CUPAR, KY15 4DE

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, 07880502651 www.shepherd.co.uk



LOCATION

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south-east of Dundee and 70 kilometres (44 miles) north-west of Edinburgh.

Cupar is historically a market town and is occupied by a number of local and national businesses.

The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

The property is located on the east side of Ladywynd close to its junction with Bonnygate in a prominent central location of Cupar.

On street-car parking is available within the vicinity.

ACCOMMODATION

Ground Floor Right: 15.65 sq m (168 sq ft)

The foregoing areas have been calculated on a net internal area basis in accordance with RICS property measurement professional statement (second edition).

DESCRIPTION

The subjects comprise a self-contained ground floor office contained within a 2 ½ storey terraced block, with a residential property above.

Internally the accommodation has been refurbished to a high standard including a fitted kitchen and is ready for immediate occupation.

Optional basement storage can be made available.

There is a shared WC.

RATEABLE VALUE

Net and Rateable Value: To be assessed.

The Unified Business Rate for the financial year 2022/2023 is 49.8 pence exclusive of water and sewerage.

The property will qualify for 100% rates relief.

EPC

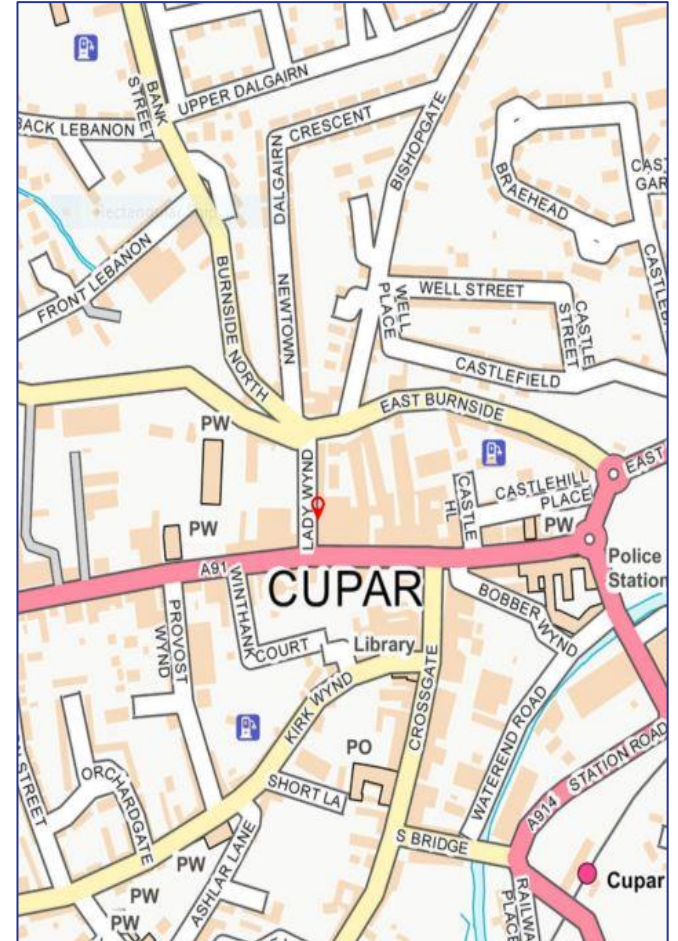
Available upon request.

TERMS

Our client is inviting rental offers over £395 per month for a negotiable term.

VAT

Prices are quoted exclusive of VAT (if applicable).



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA. T: (01382) 878005

www.shepherd.co.uk

J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **AUGUST 2022**

