

RESIDENTIAL CONVERSION OPPORTUNITY

- > UPPER FLOORS WITHIN TOWN CENTRE BUILDING
- > PLANNING PERMISSION TO FORM FOUR FLATTED DWELLINGS
- > OFFERS OVER £100,000

24 HOUR HOTLINE
01334 657 310

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11-13 ST CATHERINE STREET, CUPAR, KY15 4LS

CONTACT: Jonathan Reid - j.reid@shepherd.co.uk - 01382 878005 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) northwest 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 subjects are centrally located on St Catherine Street in a mixed residential/commercial location a short distance from Crossgate and Bonnygate the main retail areas within the town.

DESCRIPTION

The subjects comprise the first, second and attic floors of a substantial mid terraced property which dates from 1820 and is Category 'B' Listed.

The main walls are of stone construction whilst the roof over is pitched and clad in slates.

The property is accessed to the front elevation at ground floor with an internal stairwell providing access to the upper floors. The property was most recently in office use and now benefits from full planning permission for conversion to four flatted dwellings.

| ACCOMMODATION | Gross m ² | Gross ft ² |
|----------------|----------------------|-----------------------|
| First Floor - | 154.3 | 1661 |
| Second Floor - | 156 | 1670 |
| Attic Floor - | 49.5 | 533 |
| TOTAL | 359.8 | 3864 |

RATEABLE VALUE

Rateable Value - £5,000

The property therefore qualifies for 100% rates relief.

PLANNING

The subjects benefit from change of use from offices to form four flatted dwellings with further information available on Fife Council Planning Portal under Reference 22/03581/FUL.

EPC

Available upon request.

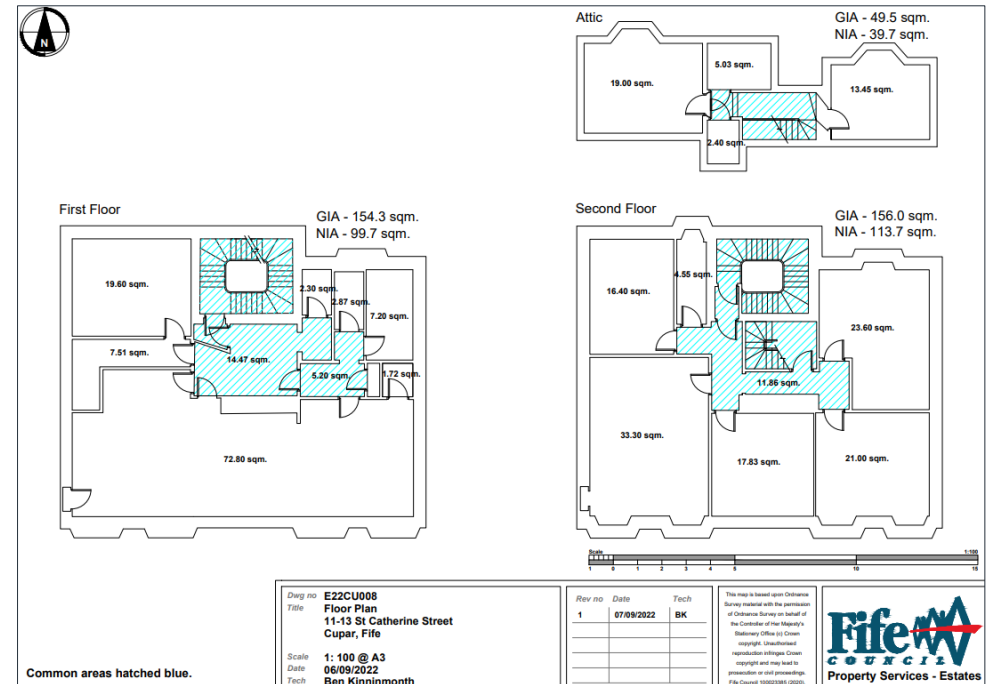
TERMS

Our client is inviting offers in excess of £100,000 for their heritable interest with the benefit of the existing planning consent.

VAT

Prices are quoted exclusive of VAT.





MONEY LAUNDERING

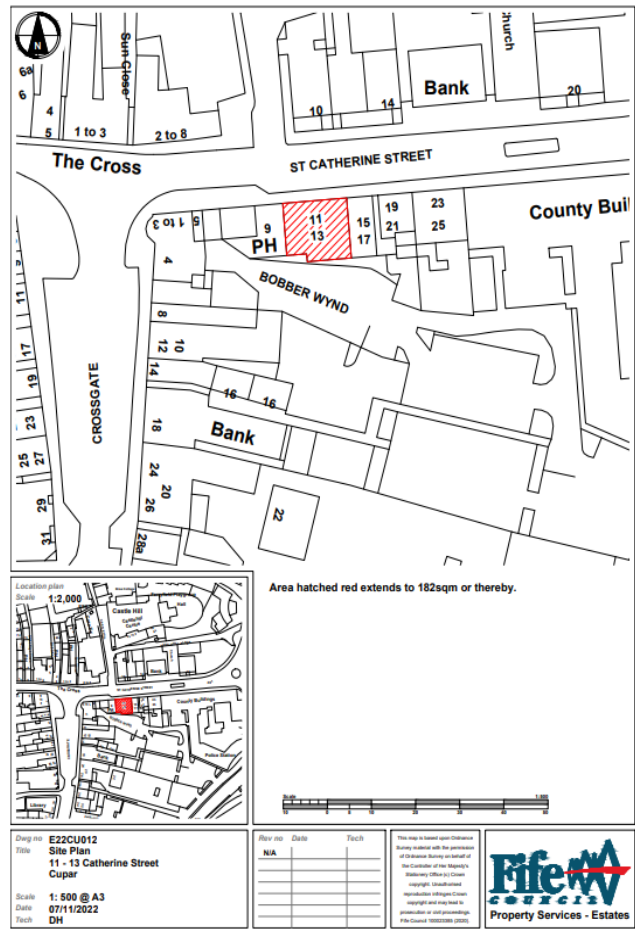
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



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

Shepherd Chartered Surveyors Jonathan Reid – j.reid@shepherd.co.uk 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. **DECEMBER 2023**