

**Glen & Co**  
Chartered Surveyors

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**TO LET / MAY SELL**  
**19 ST CATHERINE STREET, CUPAR, KY15 4LS**

Ground floor 75.15 sq m (809 sq ft)  
Rent: £10,000 pa or offers over £115,000

## TO LET / MAY SELL

### 19 ST CATHERINE STREET, CUPAR, KY15 4LS

#### Location

Cupar is a vibrant and affluent market town that sits approximately 13 miles north of Glenrothes and 10 miles west of St Andrews.

St Catherine Street forms part of the A91 trunk road route that connects St Andrews to Stirling and therefore benefits from substantial levels of passing traffic throughout the day.

The area is a well-established and popular secondary retail parade and adjoining occupiers along the street include Paterson Bell Solicitors, CKD Galbraith Surveyors and a Boots Pharmacy.

For a Google Street View of the location, [CLICK HERE](#).

#### Description

The premises comprise a double fronted ground floor lock up shop unit contained within a larger traditional tenement building, the upper floors of which were converted to residential use by Fife Council in 2016.

The premises offer clear ground floor retail space together with a store room and single wc compartment at the rear. There is additional remote storage accommodation provided within two cellar rooms at basement level.

#### Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor Net Internal Area: 75.15 sq m (809 sq ft)

There is additional remote cellarage at basement level that has not been measured by us.

#### Rating

From enquiries made at [saa.gov.uk](http://saa.gov.uk), the premises are entered on the current Valuation Roll as follows:

SHOP - NAV/RV - £10,000

With the RV set at this level, qualifying occupiers can apply for the Small Business Bonus Scheme that reduces the Rates payable to £0.

#### Energy Performance Certificate

The subject property has an EPC rating of G

#### Planning

The property has the benefit of Class 1a (Retail and Office) Use.

#### VAT

We understand the property has not been elected for VAT and VAT will therefore not be charged on the rent.

#### Terms

Our clients are offering the premises on the basis of a new full repairing and insuring lease of a minimum 5 years' duration inviting rental offers in excess of £10,000 per annum.

Our clients may also consider the sale of their heritable (Scottish equivalent of freehold) interest inviting offers in excess of £115,000.

#### Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

#### Entry

Subject to vacant possession, entry is available immediately on conclusion of missives.

#### Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole agents:

T: 0141 204 3255  
M: 07766 026 747  
E: [david@glenandco.co.uk](mailto:david@glenandco.co.uk)

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