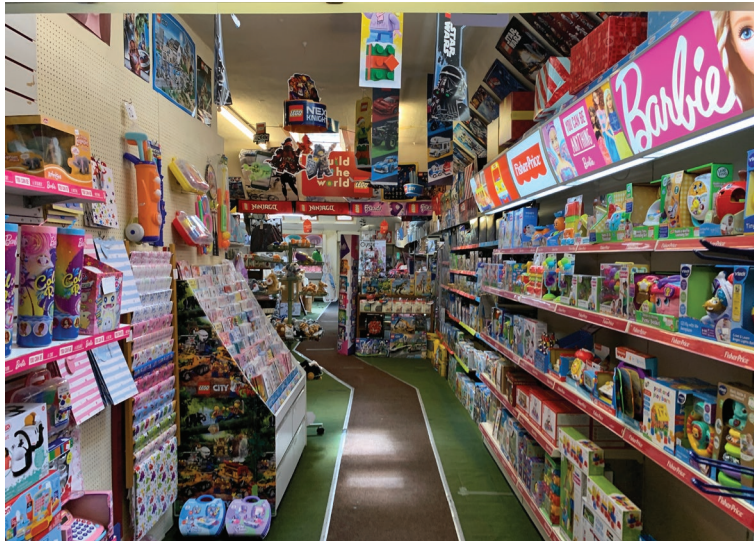




**60/62 BONNYGATE
CUPAR, KY15 4LD**

- GROUND FLOOR RETAIL UNIT WITH PARKING
- ATTRACTIVE PERIOD BUILDING
- POPULAR AND PROMINENT TRADING POSITION
- NIA: 230.64 SQ.M (2,542 SQ.FT)
- OFFERS IN THE REGION OF £165,000



LOCATION

The subjects are located in the popular market town of Cupar within the north east of Fife. The town has an estimated population in the region of 8,500 persons and is host to a mainline train station. The historical town of St. Andrews lies approximately 9 miles to the east with the larger commercial centres of Dundee and Perth lying approximately 13 & 24 miles respectively.

More precisely, the property sits on the south side of the popular Bonnygate, within the heart of the town centre. Surrounding occupiers are mixed commercial, these being a mixture of local and national covenants.

The approximate location is shown by the plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a traditionally constructed mid-terraced building. The property comes with dedicated car parking.

Access to the property is directly off

Bonnygate via a recessed pedestrian entrance door. Accommodation is open plan and elongated in its nature, comprising a main retailing area with rear staff and storage facilities.

The subjects may suit a variety of commercial uses, subject to the required consents.

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

Description	Size (SQ.M)	Size (SQ.FT)
Internal area	230.64	2,542

RATEABLE VALUE

The subjects have a Net and Rateable Value of £15,300

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

EPC

Available from the Sole Selling Agents.

PRICE

Offers in the region of £165,000 are invited for the Heritable Title.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction. The price is not subject to VAT.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents.



To arrange a viewing please contact:



Garth Davison

Director

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: August 2024