

**TO LET**  
RETAIL — CLASS 1A



31 — 33 High Street  
Aberdour  
KY3 0SH

- Prominent coastal location
- Located in a mixed-use location with similar style properties
- Property fully refurbished
- Open plan with modern finishes
- Net internal area: 85.49 Sq M, 920 Sq Ft



## LOCATION

The subjects are located centrally in the village of Aberdour, which is a popular coastal location in Fife.

Situated along the north shore of the Firth of Forth, just 18 miles from Edinburgh, Aberdour welcomes convenient access. The village is well-connected, benefiting from direct rail links to Edinburgh, and a robust road network, making it an attractive destination for both residents and visitors alike. The train station lies approximately 150 metres away.

Aberdour draws tourists year-round, with key attractions such as Aberdour Castle, Silver Sands Beach, and the Aberdour Golf Club. Its blend of traditional Scottish Village life, thriving local businesses, and strong visitor appeal makes Aberdour an ideal location for those seeking a balance of scenic surroundings and customer footfall.

More specifically, the property is situated on the south side of High Street towards its eastern extent and on the corner site with the junction of Shore Road.

Nearby occupiers include a small number of businesses such as delicatessens, the Aberdour hotel and local pharmacies.

## DESCRIPTION

The subjects form a ground floor retail unit contained within a larger unique two storey corner terraced building with a prominent retail return frontage to High Street and Shore Road.

It dates to the early 1700s and the subjects have been extensively altered and improved to provide the current unit configuration.

The unit is finished to a high and modern specification and of quality design providing a front retailing sales area with mezzanine accessed from metal spiral staircase. There is also storage space accessed from this area as well as kitchen/staff area incorporating high end fixtures and fittings as well as associated finishes.

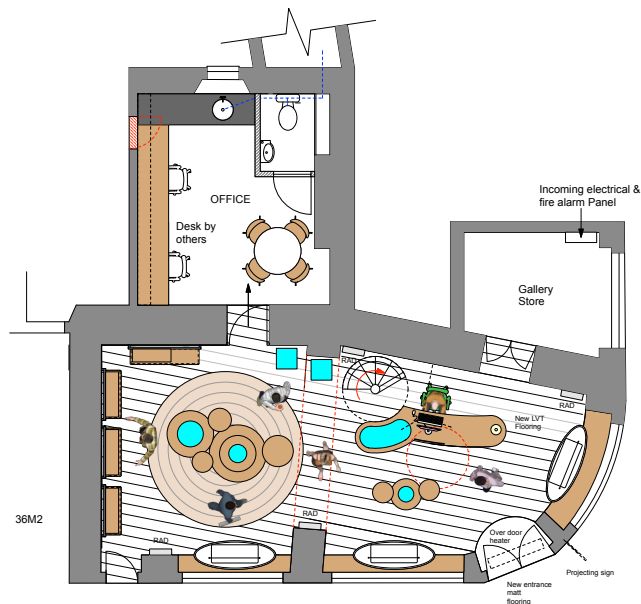
## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis:

Ground + Mezzanine — 85.49 Sq M, 920 Sq Ft

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £7,600.



To arrange a viewing please contact:



**Duncan Fraser**  
Director  
duncan.fraser@g-s.co.uk  
07769377431

## RENTAL PRICE

Offers Over £16,000 Per Annum, exclusive of VAT

## LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

## EPC

EPC will be available upon request.



## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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