

# FOR SALE/TO LET

## RETAIL/OFFICE PREMISES

NET AREA – 17.31 SQ.M (186  
SQ.FT.)

100% RATES RELIEF MAY BE  
AVAILABLE

RENTAL OFFERS AT £350 - £500  
PER CALENDAR MONTH  
DEPENDENT UPON LEASE TERMS

OFFERS OVER £39,000



VIDEO TOUR



WHAT 3 WORDS



**5 BONNYGATE CUPAR, FIFE, KY15 4BU**

CONTACT: Jonathan Reid | [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)  
Oliver Farquharson | [oliver.farquharson@shepherd.co.uk](mailto:oliver.farquharson@shepherd.co.uk) | 01382 878005

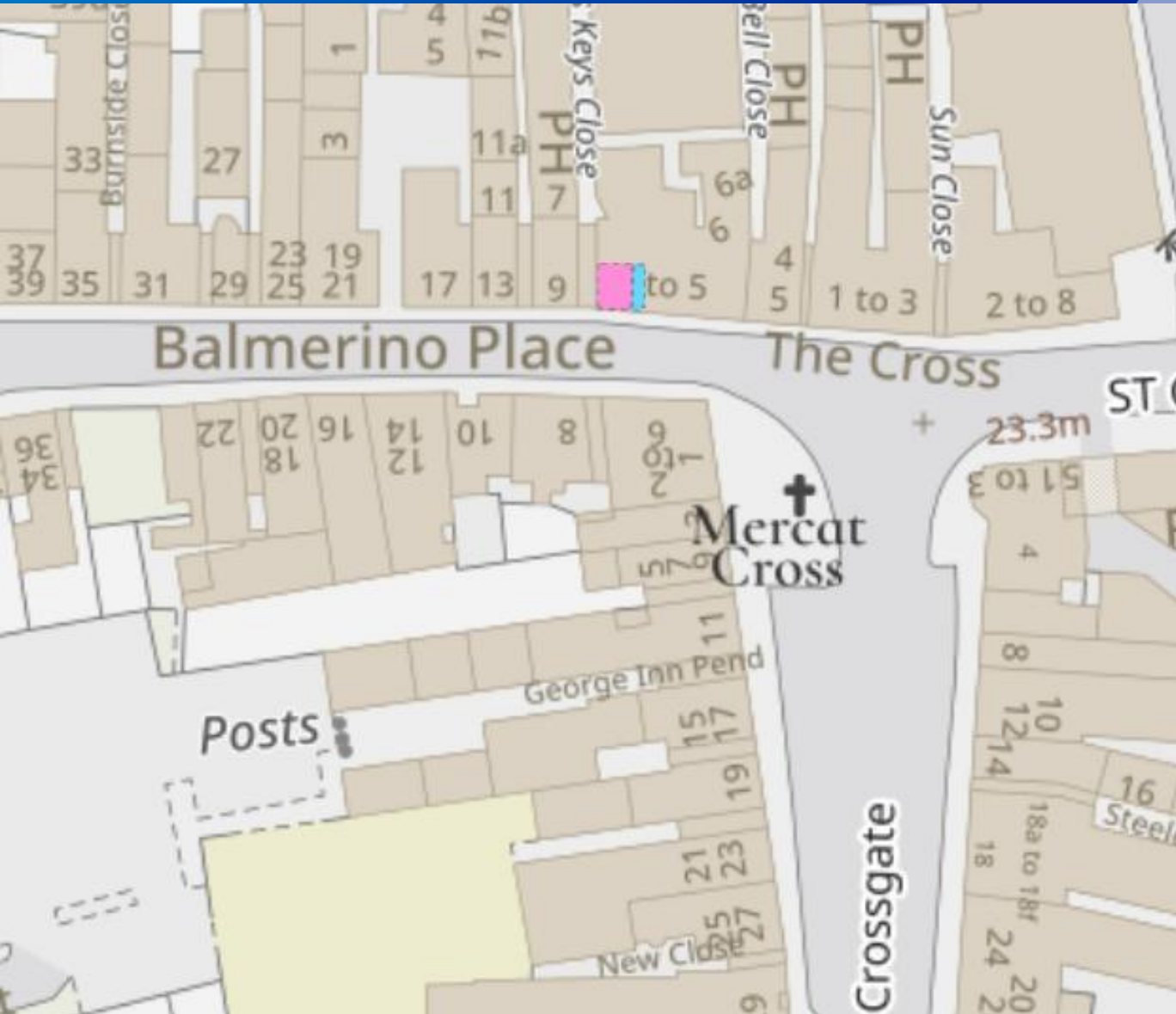






# Location

5 BONNYGATE CUPAR, FIFE, KY15 4BU



## 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) southeast 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.

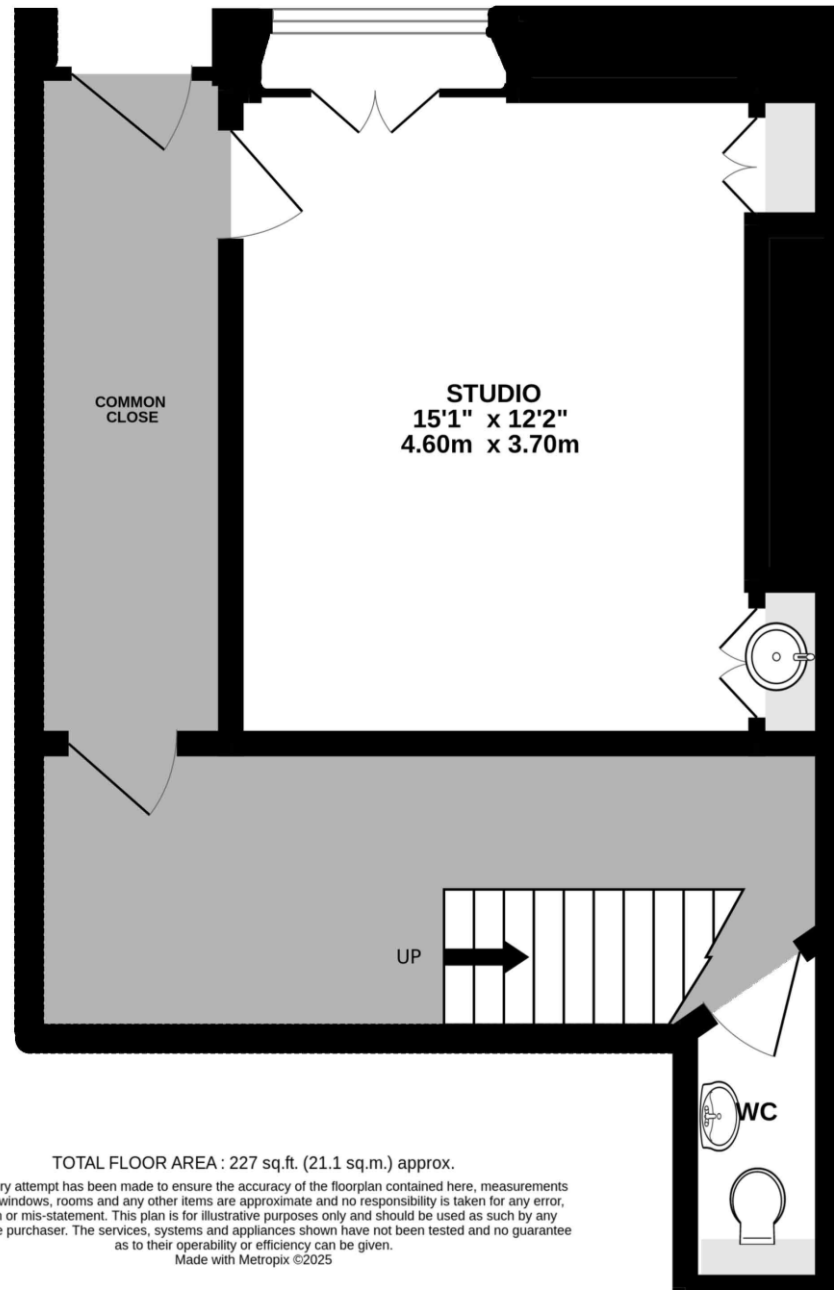


FIND ON GOOGLE MAPS



# FLOOR PLAN

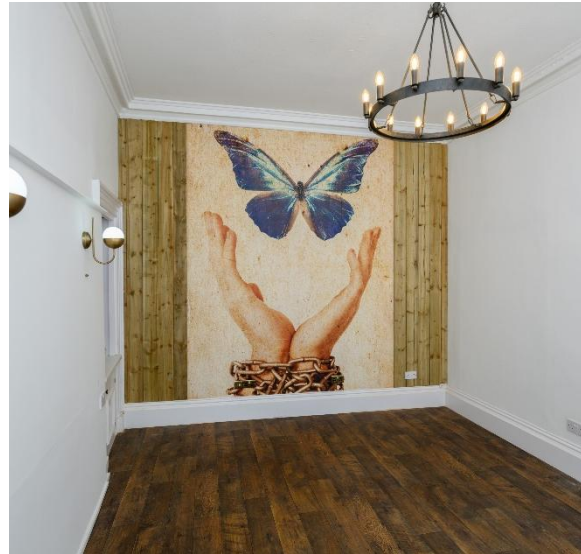
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# Description

5 BONNYGATE CUPAR, FIFE, KY15 4BU



## DESCRIPTION

The subject comprise a small ground floor office/retail unit contained within a traditional terraced tenement building.

With a toilet accessible via a stairway adjacent to the studio room.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Office/Retail	17.31	186
Toilet	3.79	41
<b>TOTAL</b>	<b>21.1</b>	<b>227</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Lease Terms

Our client is seeking rental offers at £350 - £500 per calendar month, depending upon lease terms.

Alternatively, our client will consider offers over £39,000.

## Rateable Value

The subjects have been assessed for rating purposes at a Rateable Value of £2,650.

The unified business rate for the financial year 2025/2026 is 49.8p

The subject therefore qualify for 100% rates relief.

## Energy Performance Certificate

Awaiting further details.

## VAT

Prices are quoted exclusive of VAT (if applicable)

## Legal Costs

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

## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)



**Oliver Farquharson**

[Oliver.farquharson@shepherd.co.uk](mailto:Oliver.farquharson@shepherd.co.uk)

**Shepherd Chartered Surveyors**

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



## ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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