

# FOR SALE

## OFFICES AND STORES

GROUND FLOOR PROPERTY  
WITH ACCESS TO FLOORS  
ABOVE

PROMINENT TOWN CENTRE  
LOCATION

OFF-STREET CUSTOMER  
PARKING

POTENTIAL ALTERNATIVE  
USES/CONVERSION  
OPPORTUNITY

NIA – 164.71 SQM (1,773 SQFT)

OFFERS OVER £70,000



VIDEO TOUR



WHAT 3 WORDS



**GROUND FLOOR, 11-13 ST. CATHERINE STREET, CUPAR, KY15 4LS**

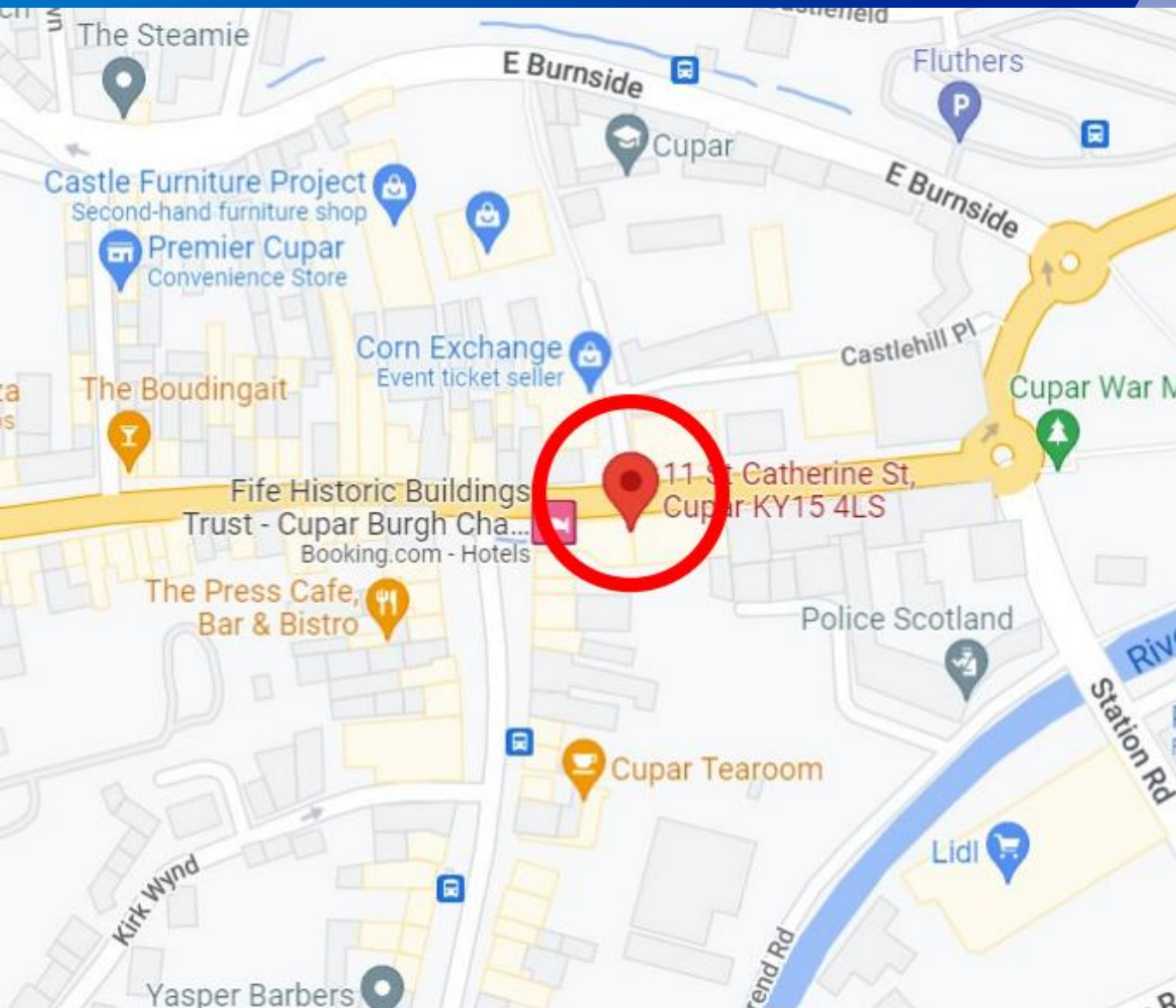
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# Location

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



## 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.

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.



FIND ON GOOGLE MAPS

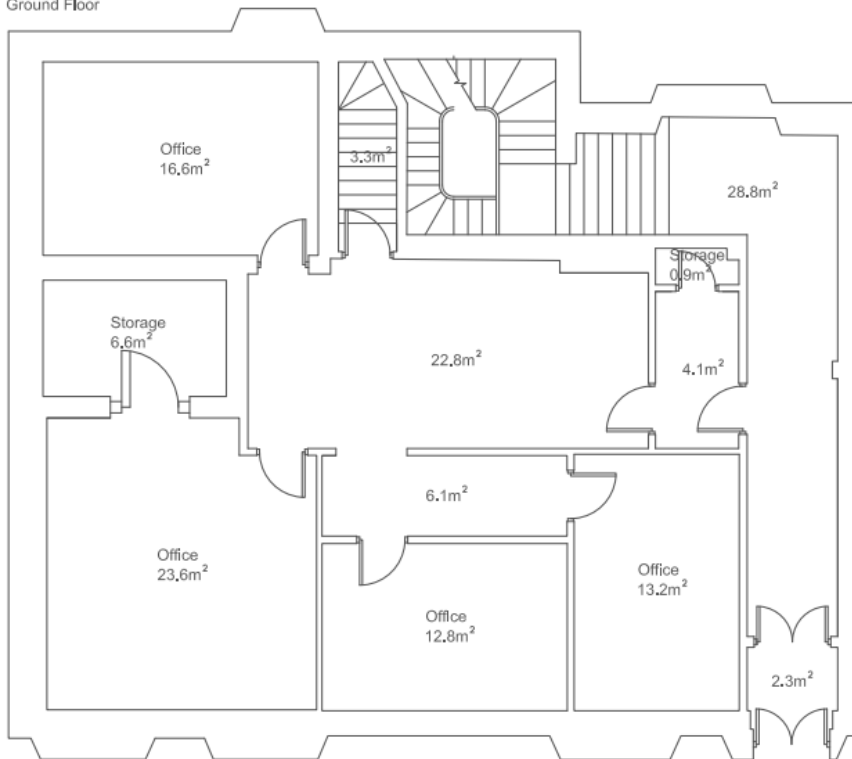




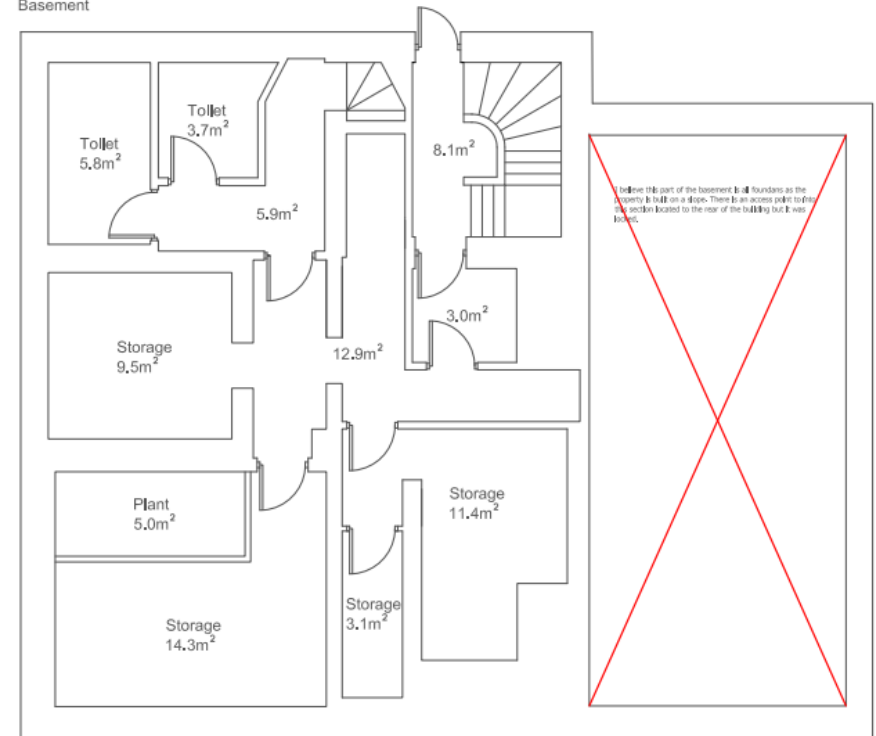
# Floor Plans

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

Ground Floor



Basement





# Description

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



## DESCRIPTION

The subjects comprise office accommodation with additional storage space. The ground floor comprises an entrance/central circulation space with 4 private offices situated off. The basement includes exclusive storage accommodation together with a shared plant area.

The ground floor property also holds direct access onto the properties above, which have planning permission into residential conversion. We are also marketing the above for sale.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	109.71	1,181
<b>Basement</b>	55.00	592
<b>TOTAL</b>	<b>164.71</b>	<b>1,773</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).



## Price

Our client is inviting offers in excess of £70,000 for their heritable interest.

## Rateable Value

The premises have been assessed for rating purposes and are entered into the Valuation roll at £11,400.

The unified Business rate for 2025/2026 is 49.8p.

## Energy Performance Certificate

The heritable interest currently has an EPC rating of 'B'.

## VAT

Prices are quoted exclusive of VAT.

## 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:



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### 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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