

FOR SALE BY ONLINE AUCTION

**Auction Date: 21st
August 2025 @
2:30pm**

Office/Residential Conversion
Opportunity.

Refurbished first, second and
basement floors within town
centre building.
Previously in office use and
suitable for continuation of this
use.

Potential for conversion to
residential subject to planning.

Guide Price : £75,000



VIDEO TOUR



WHAT 3 WORDS

7 ST CATHERINE STREET, CUPAR, KY15 4LS

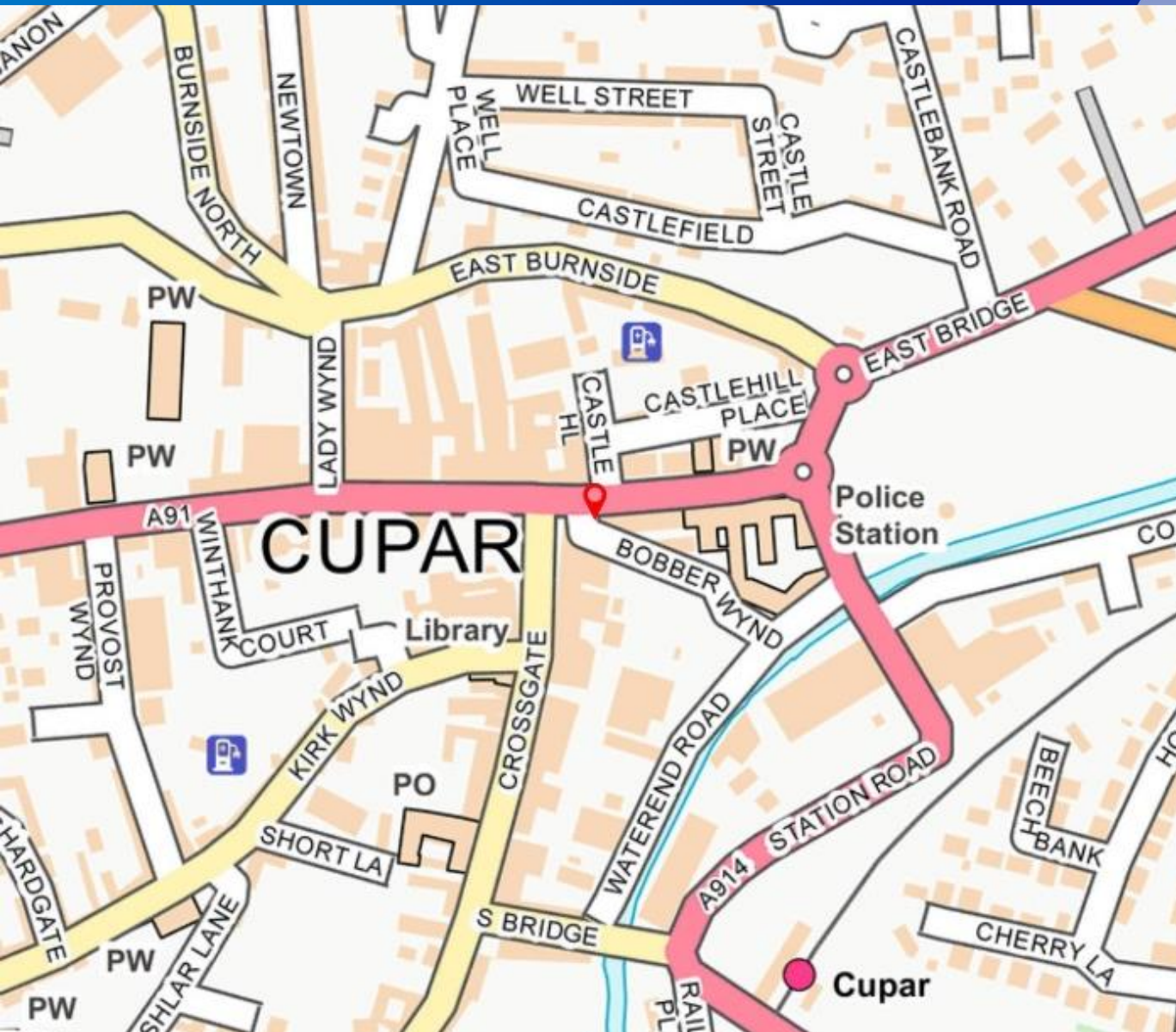
CONTACT: j.reid@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

7 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) south east 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.

On Street and free public car parking is available within the centre of Cupar



FIND ON GOOGLE MAPS



Description

7 ST CATHERINE STREET, CUPAR, KY15 4LS



DESCRIPTION

The subjects comprise the first, second and basement floors within a substantial mid-terraced town centre building. The building is understood to date from 1817 and in Category "B" listed, forming part of a Georgian terrace.

The property benefitted from the Cupar Conservation Area Regeneration Townscape Heritage Initiative project (2014-2019). Extensive work to restore and preserve the frontage were undertaken using traditional materials and skills under the auspices of Fife Historic Building Trust.

General refurbishment to interiors and roofing supervised by Conservation accredited Architects, completed in 2018.

The property is accessed via a shared entrance to the front elevation with internal stair providing access to the first and second floor. In addition to the above there is a large basement store which can be separately accessed externally.

The accommodation is well presented and has most recently been used as offices and would be suitable for a variety of uses including residential and self-catering accommodation subject to planning.

There is a servitude allowing the occupiers of the ground floor to use the w.c. facilities on the first floor of the building.

	m ²	ft ²
First Floor		
5 Offices, Storage and Toilet Facilities	109.07	1,174
Second Floor		
6 Offices, Kitchen and Toilet Facilities	95.27	1,025
	204.34	2,199

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).



Auction Date

The auction will be held on 21st August 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £75,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

Get in Touch

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



Jonathan Reid
j.reid@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.

[shepherd.co.uk](https://www.shepherd.co.uk)