

TO LET

**PRIME RETAIL
PREMISES**

WITHIN POPULAR TOURIST
TOWN OF ST ANDREWS

NET AREA 47 SQ. M. (506 SQ.
FT.)

LOCATED ON BUSY SECTION
OF MARKET STREET

ADJACENT TO A NUMBER OF
NATIONAL OCCUPIERS

EXCELLENT RETAIL
FRONTAGE

AVAILABLE TO LET AT
£37,500 PA



VIDEO TOUR



WHAT 3 WORDS

129A MARKET STREET, ST ANDREWS, KY16 9PE

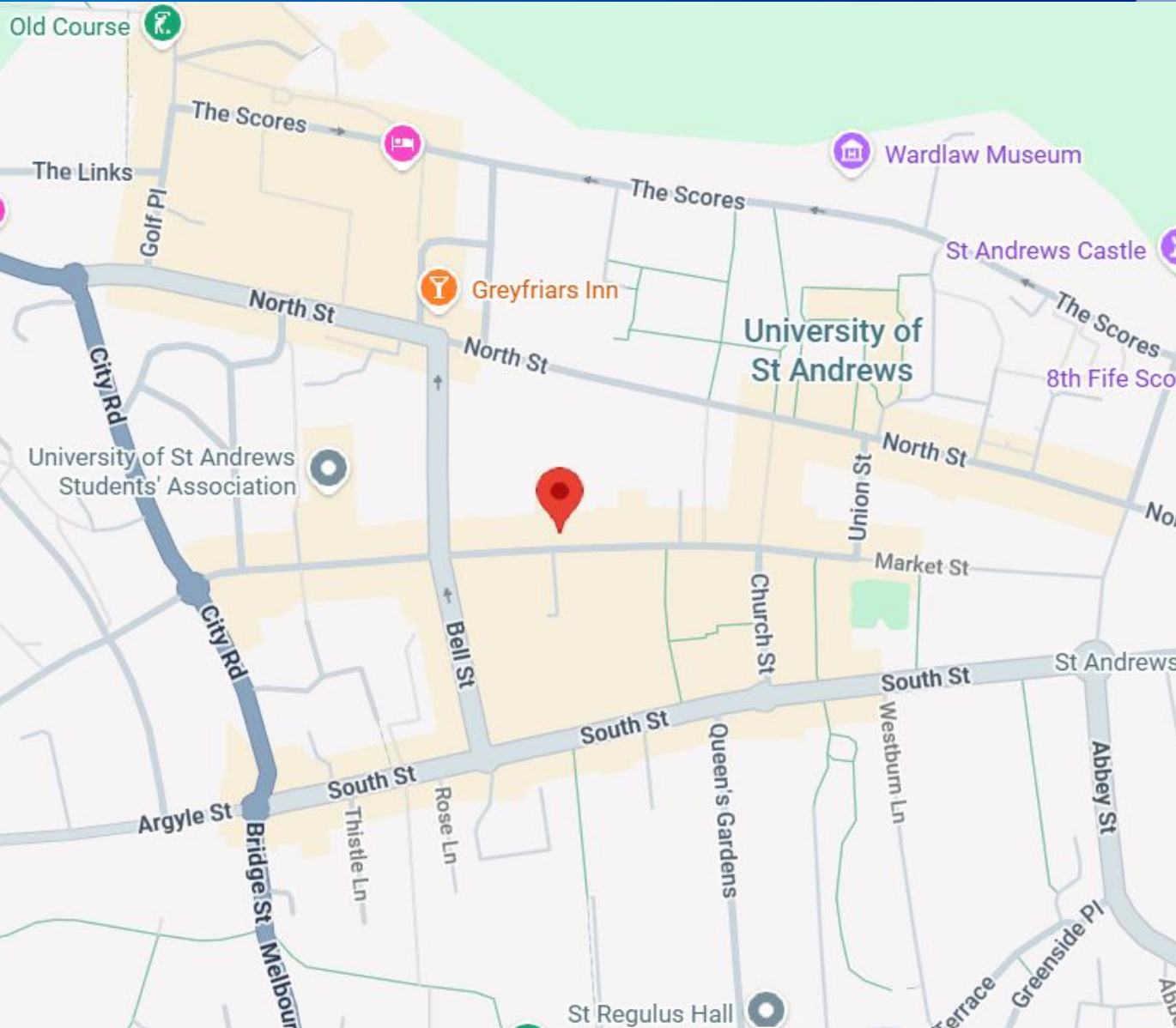
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Location

129A MARKET STREET, ST ANDREWS, KY16
9PE



Location

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The subjects are located on the prime section of Market Street , an excellent trading location with high levels of pedestrian footfall.

Surrounding occupiers include Starbucks, H&M AND Black Sheep Coffee.



FIND ON GOOGLE MAPS



Description

129A MARKET STREET, ST ANDREWS, KY16 9PE



Description

The subjects comprise a small open retail unit within a traditional mid terraced building.

The main walls are of stone construction whilst the roof over is pitched and clad in slate.

The property is entered from Market Street leading into a retail area and in turn to a back shop/preparation area

The subjects would suit a number of different retail uses.

Accommodation

	m ²	ft ²
Ground Floor	47	506
TOTAL	47	506

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).



The Detail

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Lease Terms

The premises are being offered for lease at £37,500 per annum for a negotiable period of time.

Rateable Value

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £27,000

Proposed 2026 Rateable Value: £27,000

The unified business rate for 2025/2026 is 49.8p

Energy Performance Certificate

Available upon request.

VAT

Prices are quoted exclusive of VAT.

Legal Costs

Each party to bear their own 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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