TO LET

PRIME RETAIL PREMISES

LOCATED ON THE BUSY THOROUGHFARE OF MARKET STREET

HISTORIC TOURIST AND UNIVERSITY TOWN

ATTRACTIVE RETAIL FRONTAGE AND REAR GARDEN WHICH COULD BE UTILISED

NIA - 199.46 SQ. M. (2,147 SQ. FT.)- ENTIRE BUILDING WITH TRADING OVER 2 FLOORS

RENT - £65,000 PER ANNUM

VIDEO TOUR

WHAT 3 WORDS

105 MARKET STREET, ST ANDREWS, KY16 9NX

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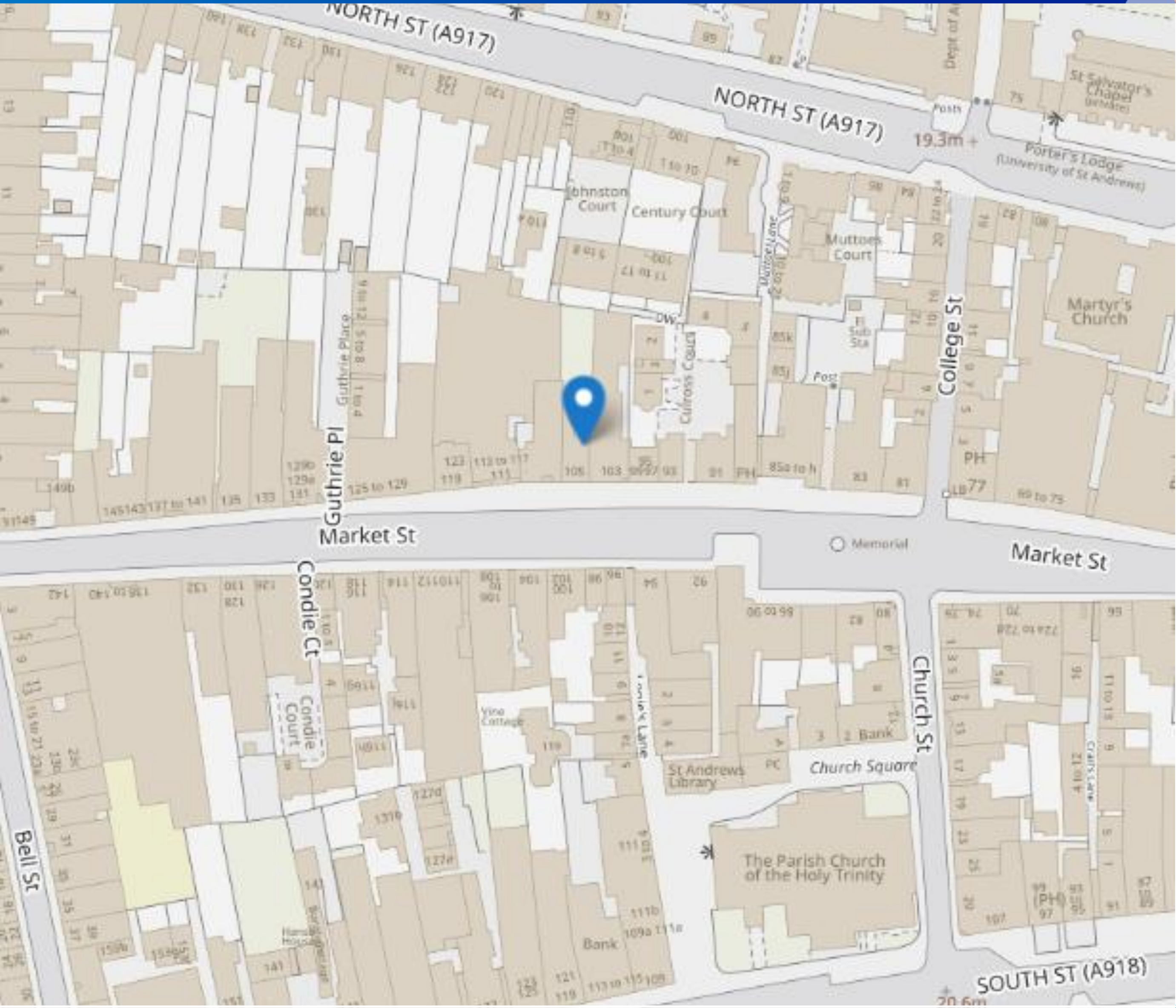
Location



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 14,000 persons which is boosted by an influx of approximately 6,500 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 north side of Market Street within the prime retailing section of St Andrews.

This is a popular and well-established retail location occupied by a number of national retailers with neighbours including Pret and Waterstones.

FIND ON GOOGLE MAPS

Description

The subjects comprise a mid-terraced two storey building with single storey extension to the rear and extends into the first floor of the neighbouring two storey property.

The property is accessed via a pedestrian door with large timber glazed window frontage to Market Street.

At ground floor the accommodation consists of a retail sales area, with changing room and rear store/stock room.

The first floor is accessed via a single stairwell from ground floor and comprises an ancillary sales area and changing facility. In addition to the sales area the property extends over the first floor of the adjoining building, and this is principally occupied for use as staff and storage facilities.

There is a large area of garden ground to the rear which could be utilised for alternative uses.

Accommodation

	m^2	ft^2
Ground Floor		
Sales Area, Changing Room and Stock Room	76.10	819
First Floor		
Sales Area, Changing Facility, Office, Stock Room, Staffroom, Kitchen and Toilet with W.C	123.36	1,328
Total	**199.46**	**2,147**

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

Lease Terms

The premises are being offered for lease at £65,000 per annum.

Rateable Value

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

Current Rateable Value: £43,300.

The unified business rate for 2026/2027 is 48.1p.

Energy Performance Certificate

Available upon request.

VAT

All figures 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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