

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

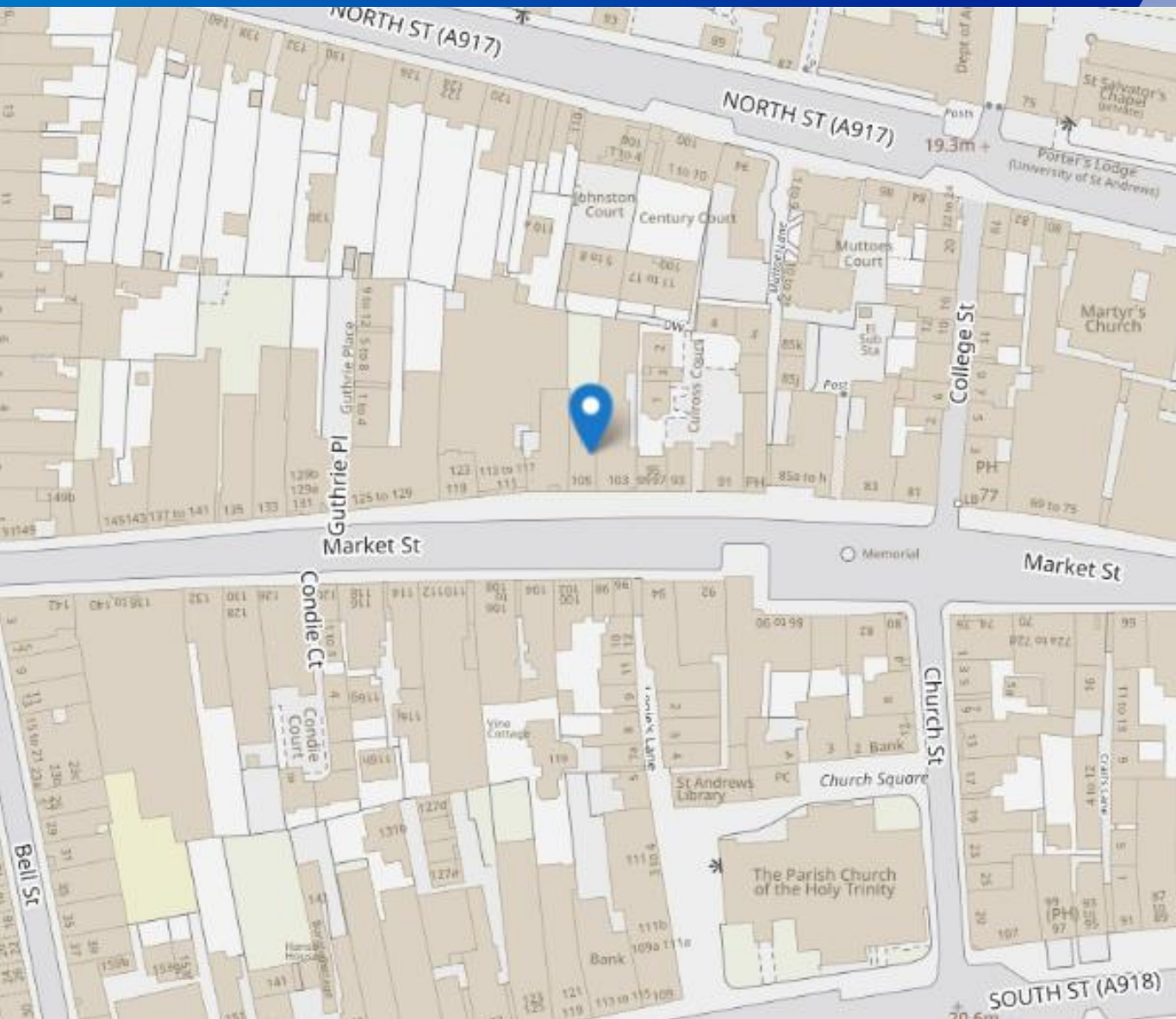
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Location

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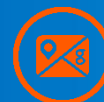
The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

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

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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).



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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE July 2026

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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