

**TO LET**

**PRIME RETAIL  
PREMISES**

LOCATED ON BUSY SECTION  
OF BELL STREET

ADJACENT TO A NUMBER OF  
NATIONAL OCCUPIERS

EXCELLENT RETAIL FRONTAGE

AVAILABLE FROM MARCH 2026  
FOR 6 MONTHS

NIA – 1,455 SQFT (135.19 SQM)

**AVAILABLE TO LET  
AT £3500 PCM**



VIDEO TOUR



WHAT 3 WORDS

**29 BELL STREET, ST ANDREWS, KY16 9UR**

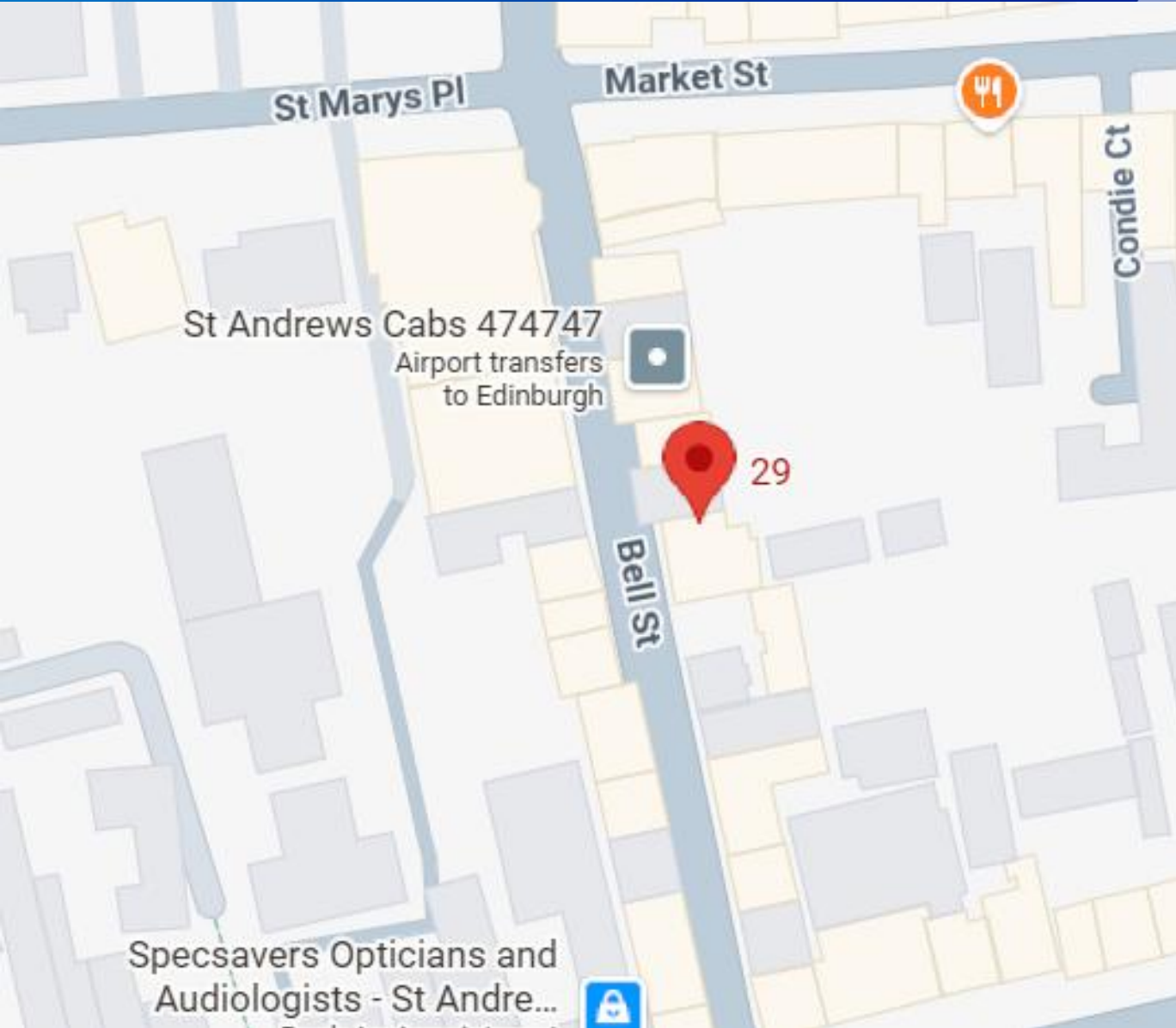
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# Location

9 BELL STREET, ST ANDREWS, KY16 9UR



## LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56km (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 Bell Street a top-quality retailing location within the centre of St Andrews with surrounding occupiers including Jo Malone, Cafe Nero, Crew Clothing and a number of other local and national occupiers.



FIND ON GOOGLE MAPS



# Description

9 BELL STREET, ST ANDREWS, KY16 9UR



## DESCRIPTION

The subjects comprise a mid terraced two storey and attic building with single and two storey projections to the rear. Internally the accommodation comprises a regular shaped sales area/changing rooms at ground floor. There is a step up to the rear stock room which provides an exit to the rear elevation of the property. The upper floors offer additional stock, staff and storage areas.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Sales Area, Office and Storage	71.07	765
<b>First Floor</b>		
Stock Room and Storage	36.91	397
<b>Attic Floor</b>		
Storage	27.21	293
<b>TOTAL</b>	<b>135.19</b>	<b>1,455</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).



## RENTAL

The property is available to rent for 6 months at £3,500 per month.

## RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered into the valuation roll at:

Rateable Value: £35,300

The unified Business Rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

## ENERGY PERFORMANCE CERTIFICATE

The subject has a current EPC rating of 'E'.

## VAT

Prices quoted are exclusive of VAT if applicable.

## 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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