

TO LET  
RETAIL UNIT



45 Bell Street, St. Andrews  
Fife, KY16 9UR

- Ground floor retail unit
- Popular trading position
- Excellent display frontage
- Good tenant mix on street
- NIA Ground Floor — 63.69 sq.m (685 sq.ft)



## LOCATION

The subjects are located within the historic University town of St. Andrews which has a resident population in the region of 14,000.

St. Andrews is located on the east coast of Fife, some 13 miles south of Dundee and 50 miles northeast of Edinburgh. The town, known as "the Home of Golf" is a popular tourist destination and is home to Scotland's oldest University.

More precisely, the subjects are situated on the east side of Bell Street, close to its junction with South Street. Bell Street is a popular mixed use area with occupiers being both local and national traders to include; Barnardo's, Oliver Bonus, Rettie's, Boots etc.

The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise a mid-terraced retail/commercial unit laid out over ground and basement floor levels. The subjects benefit from 2 x display windows directly onto Bell Street.

Access to the property is via a recessed pedestrian entrance door. Internally accommodation is laid out over ground and basement floor levels. Ground floor accommodation offers bright open plan retail space with rear staff facilities.

The property may suit a variety of commercial uses, subject to the appropriate consents.



## ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

63.69 sq.m (685 sq.ft)

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £27,500.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

## EPC

Available on request.

## TERMS

The subjects are available To Let on commercial terms.

Further information available via the Sole Letting Agents.

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

To arrange a viewing please contact:



**Garth Davison**

Director

07809 490 581

Garth.Davison@g-s.co.uk



**Grant Robertson**

Director

07900 265 516

Grant.Robertson@g-s.co.uk

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2025