TO LET
RETAIL PREMISES
147 SOUTH STREET, ST ANDREWS, KY16 8UN

CANNING VALE PROPERTY

LOCATION

St Andrews is a popular market town located on the north coast of Fife. Known as the home of golf this town is located 13 miles from Dundee to the north and 50 miles from Edinburgh to the South.

This popular University town has a resident population of around 18,000 people where this increases significantly during term times with around 7,500 students attending the University of St Andrews.

The subjects are located in a prominent position on the north side of South Street in close proximity to Bell Street. Nearby occupiers include I.J. Mellis Cheese, Cancer Research, Timpson, Johnsons Dry Cleaners, Amor Cashmere and Specsavers.



DESCRIPTION

The premises comprise a single windowed retail unit arranged over the ground floor only of a stone built building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal area are as follows:

Gross Frontage	19 ft 3 ins	5.86 m
Net Frontage	13 ft 3 ins	4.03 m
Ground Floor	585 sqft	54.34 sqm

RATING

We are verbally advised by the Local Assessors department that the subjects have been reassessed from April 2026 as follows:

Rateable Value	£23,900
Commercial Rate Poundage	£0.498

(exclusive of water and sewerage rates)

RENT

Offers over £30,000 per annum exclusive

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

PLANNING

The premises currently benefit from Class 1 retail consent. The premises may also be suitable for alternative uses subject to securing a change of use.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

AML

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale will require to undertake due diligence on the ingoing Tenant and will seek identification information at the appropriate time.

ENERGY PERFORMANCE CERTIFICATE

EPC rating details available upon request.

ENTRY

Entry by agreement and subject to vacant possession.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton - 07585509466

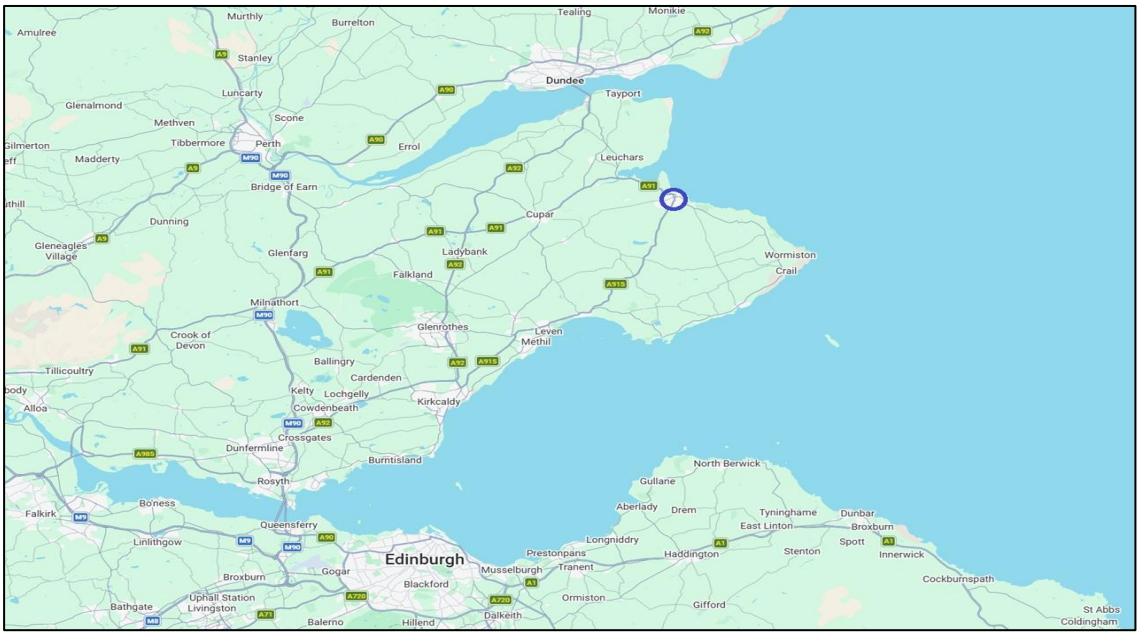
peter@canningvaleproperty.co.uk

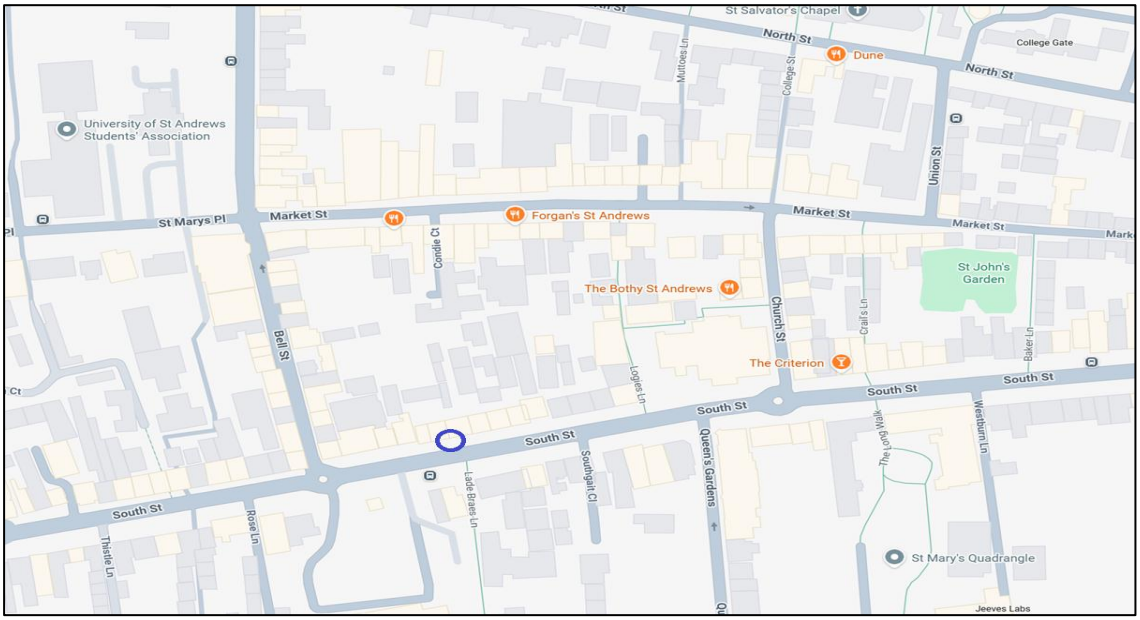
TO LET

RETAIL PREMISES

147 SOUTH STREET, ST ANDREWS, KY16 8UN

CANNING VALE PROPERTY





DISCLAIMER

Canning Vale Property, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Canning Vale Property has any authority to make or give any representation or warranty whatsoever in relation to this property. Canning Vale Property accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: June 2026

RETAIL

0141 266 0240