TO LET

PRIME GROUND FLOOR RETAIL UNIT

TOWN CENTRE LOCATION WITH PARKING TO THE REAR

100% RATES RELIEF AVAILABLE

GROUND FLOOR NIA 114.91 SQM (1,236 SQFT)

RENT - £18,000 PA

VIDEO TOUR

WHAT 3 WORDS



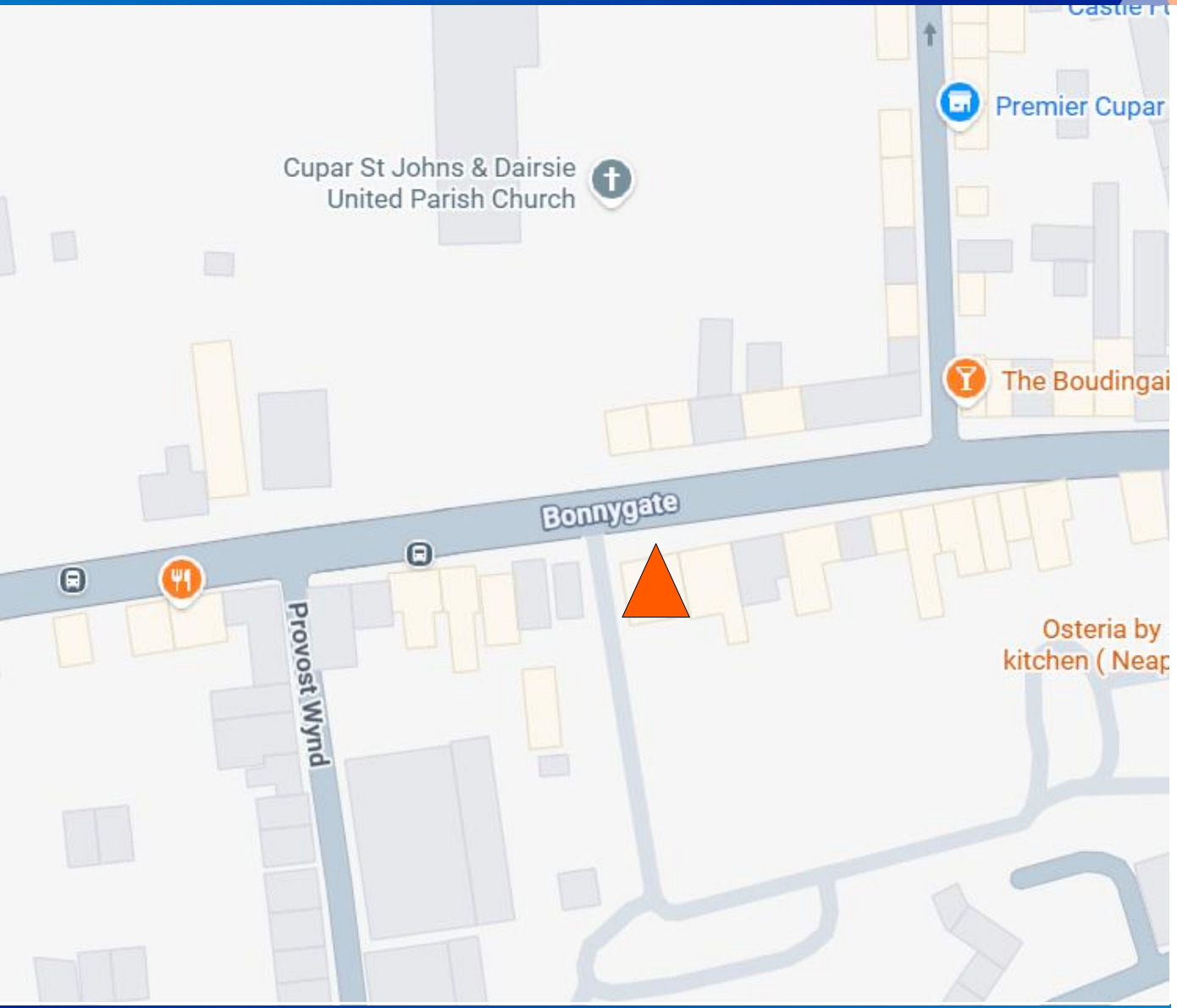
74 BONNYGATE, CUPAR, KY15 4LB

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Location

74 BONNYGATE, CUPAR, KY15 4LB



FIND ON GOOGLE MAPS

Location

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

Cupar is historically a market town and is occupied by several local and national businesses.
The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.
The subjects are prominently located within Cupar Town Centre on the Bonnygate directly in a mixed residential/commercial area. The property benefits from public car parking to the rear.

Description









Description

The subjects comprise a ground floor retail unit forming part of a 'B' Listed three-storey traditional stone built building under a pitched and slated roof.

The property has a prominent display frontage onto Bonnygate. Internally, the accommodation provides an open-plan sales area and office space at the front with further retail and storage space to the rear.

The sales area is fitted out to a good standard, with painted walls, a lined ceiling and track lighting.

The property would be suitable for a wide range of retail uses.

Accommodation

	m^2	ft^2
Ground Floor		
Sales Area, Office and Storage	114.91	1,236
TOTAL	**114.91**	**1,236**

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).

Description











The Detail

Rent

Our client is seeking a rent of £18,000 per annum, exclusive of VAT.

Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £11,900

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

The property therefore qualifies for 100% rates relief.

VAT

The subjects are exempt from VAT.

Legal Costs

Each party to bear their own legal costs in connection with the transaction of the property.



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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