REDUCED GUIDE PRICE – £85,000



FOR SALE BY ONLINE AUCTION

AUCTION DATE:
20TH AUGUST 2026 @2.30PM

TOWN CENTRE LOCATION

CAFE/RESTAURANT PREMISES

POTENTIAL FOR RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING CONSENT

100% RATES RELIEF AVAILABLE

GIA: 79.6 SQ.M (857 SQ.FT)

GUIDE PRICE: £85,000

WHAT 3 WORDS

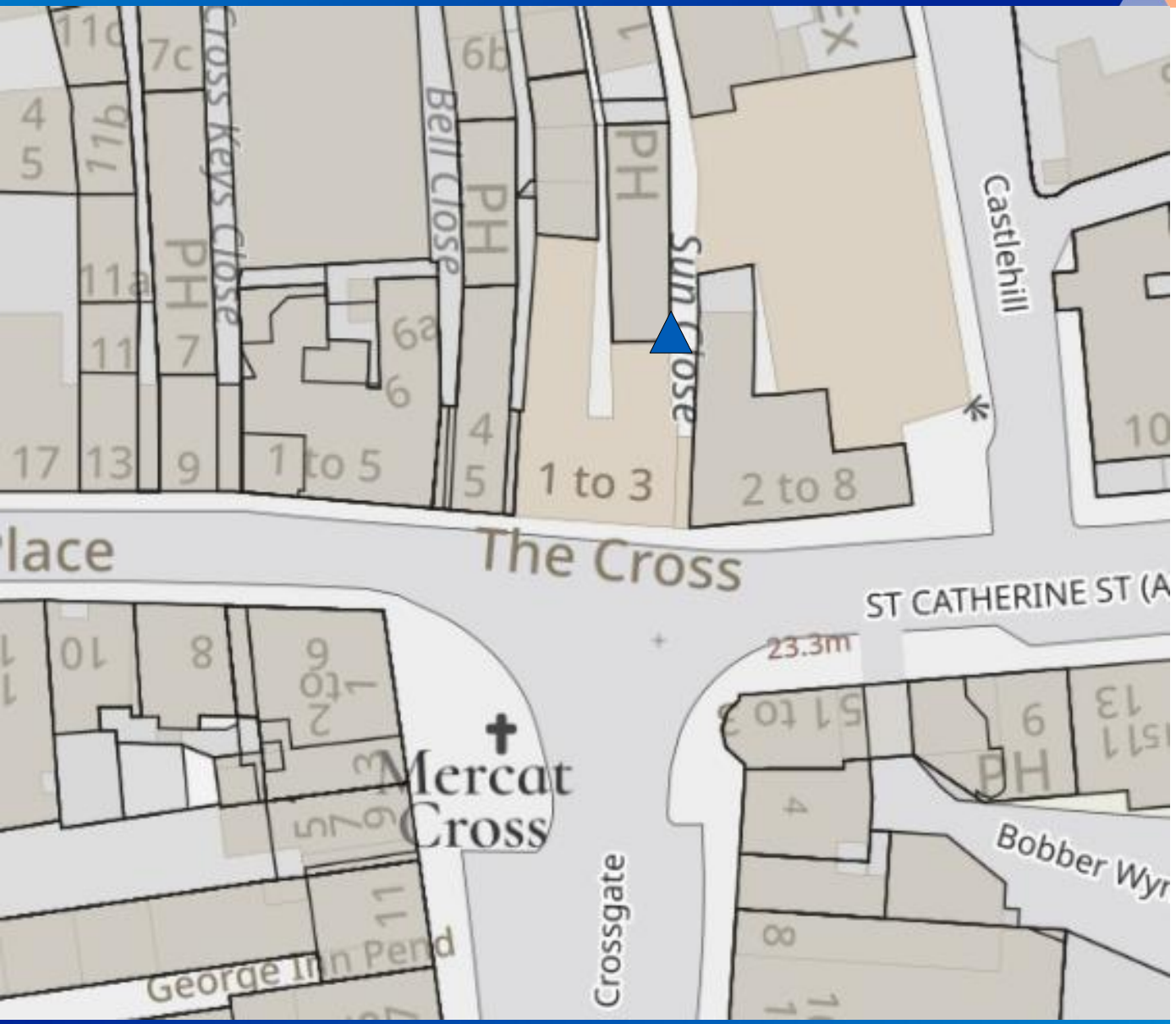
THE CROSS, CUPAR, FIFE, KY15 4BP

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PROPERTY AUCTIONS

Location

THE CROSS, CUPAR, FIFE, KY15 4BP



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 a number of 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 centrally located within the town and accessed via a pedestrian lane from The Cross.

Description









Description

The subjects comprise a fully fitted café/restaurant contained within an end terraced two storey and attic building.

The property is of stone and brick construction roughcast externally with a combination of itched slate and flat roof over.

The cafe is accessed via a pedestrian door from the lane, leading into an entrance vestibule and thereafter seating and serving area currently set for around 16 cover. There is a kitchen/preparation facility at either side.

An internal timber staircase provides access to the first floor which incorporates toilet facilities and an open plan seating area currently set for about 10 covers with balcony overlooking the ground floor. An additional stairwell provides a fire escape back to the pedestrian lane.

The Detail

THE CROSS, CUPAR, FIFE, KY15 4BP

Auction Date

The auction will be held on 20th August at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £85,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Furnishings

It should be noted that furnishings are available by separate negotiation.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

VAT will not be payable on the sale of the subjects.

Energy Performance Certificate

The property has an energy rating of G
A copy of the EPC is available upon request.

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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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. July 2026

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