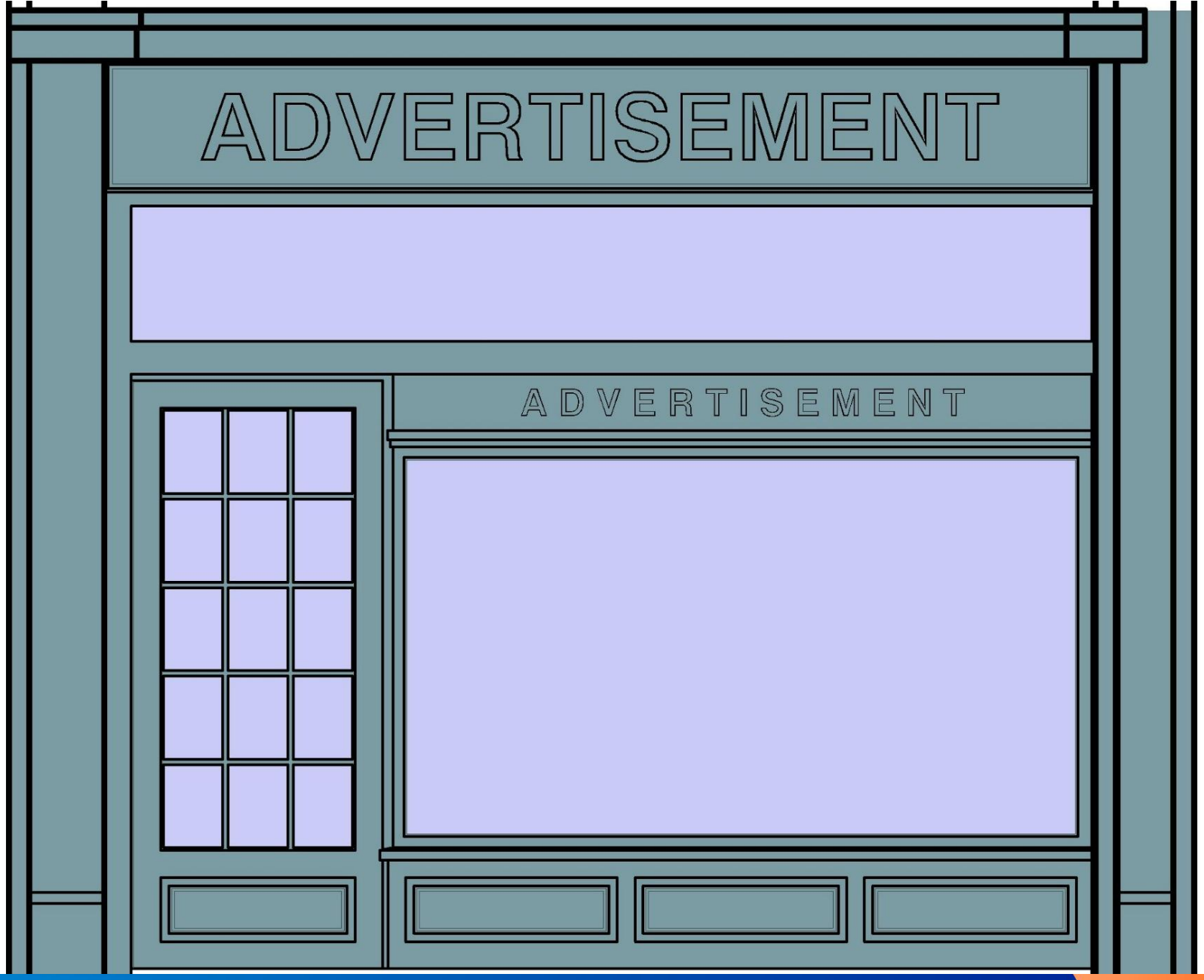

TO LET

RETAIL PREMISES

Opportunity to secure pre let of prime retail premises within central St Andrews

Available early Summer 2026.

Refurbished open plan accommodation with new designed frontage.

34 sq. m. (366 sq. ft.)

Annual Rent - £30,000 per annum

VIDEO TOUR WHAT 3 WORDS

7 BELL STREET, ST ANDREWS, KY16 9UR

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk

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Location



LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

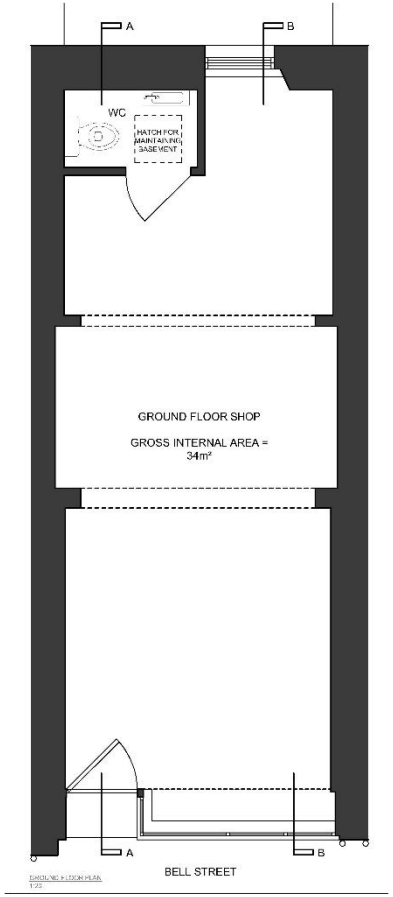
The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

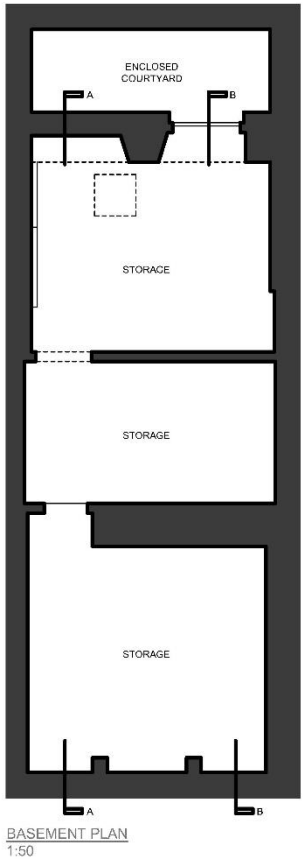
Additionally, St Andrews is known throughout the world as the home of golf and is an important historic town which ensures a healthy flow of tourists all year long.

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 several other local and national occupiers.

FIND ON GOOGLE MAPS

Description





BASEMENT PLAN
1:50

DESCRIPTION

The subjects upon completion will comprise an open plan refurbished retail area with new designed shop frontage.

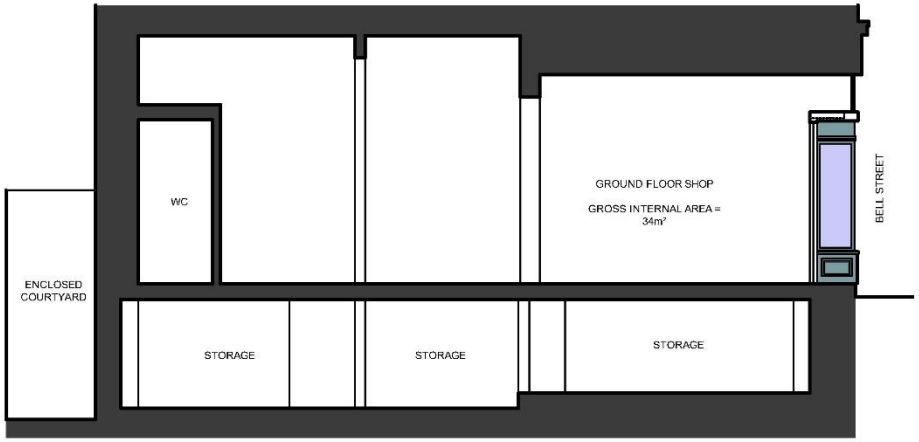
There will be a W.C. facility.

In addition, there will be basement storage.

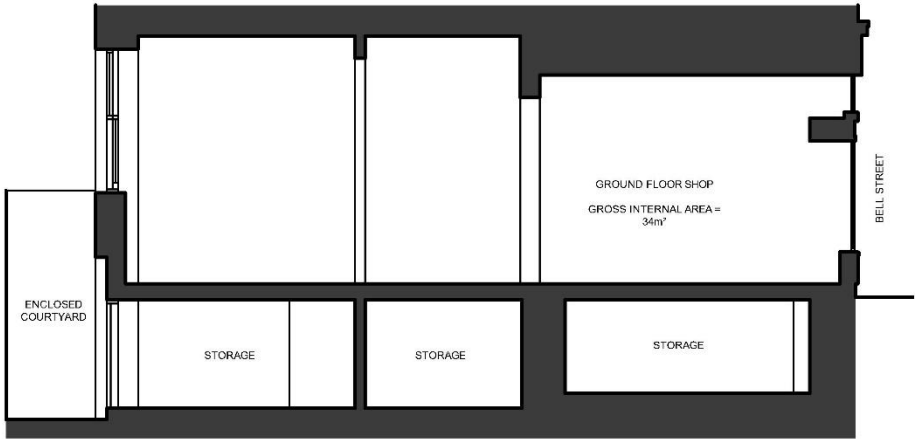
ACCOMMODATION

	M²	Ft²
Ground Floor		
Retails area and WC	34	366
TOTAL	**34**	**366**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



SECTION A-A
1:50



SECTION B-B
1:50

The Detail

RENT

Our client is inviting rental offers in the region of £30,000 per annum for a negotiable period to time.

RATEABLE VALUE

Will require to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

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

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Jonathan Reid
j.reid@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
t: 01382 878005

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.

shepherd.co.uk

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. PUBLICATION DATE FEBRUARY 2026

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