



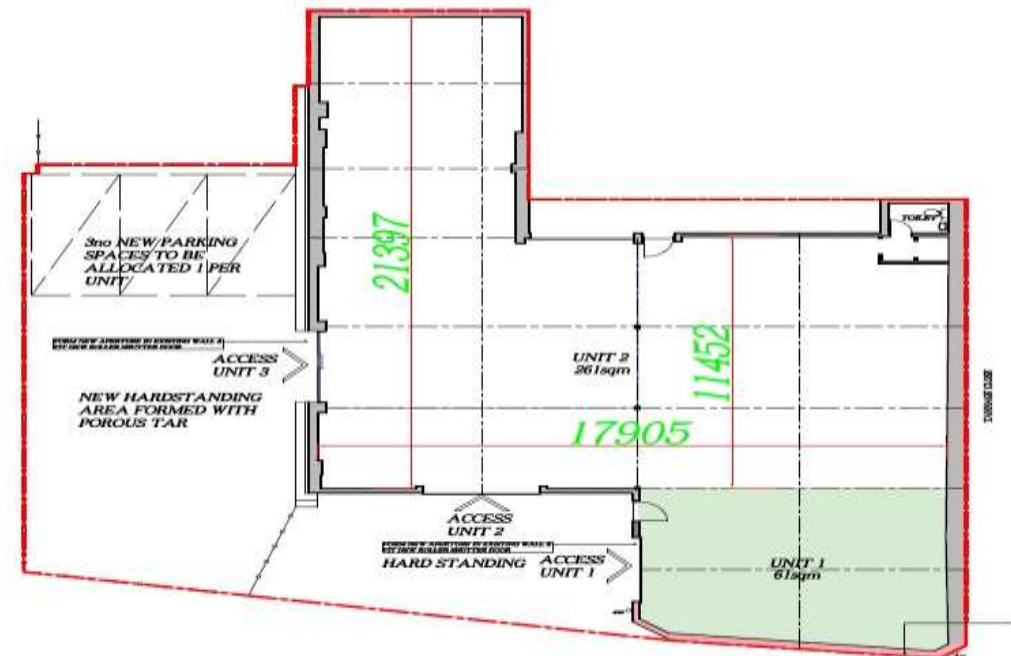
FALCONER
PROPERTY CONSULTANTS

TO LET

Unit Situate Waterend Road,
Cupar, KY15 5HP

INDUSTRIAL UNIT

- LEASE FROM £17,000 PER ANNUM
- GOOD EAVES HEIGHT
- ROLLER SHUTTER DOOR
- PRIVATE PARKING
- NEWLY REFURBISHED
- COMPLETION END OF JULY 2021



PROPOSED GROUND FLOOR PLAN 1:100

LOCATION

Cupar is a town, former royal burgh and parish in Fife, Scotland. It lies between Dundee and Glenrothes. According to a 2011 population estimate, Cupar had a population around 9,000, making it the ninth largest settlement in Fife, and the civil parish a population of 11,183.

The town is located on the A91 carriageway which links St Andrews to Stirling / Perth.

The town also benefits from access to the main railway and bus network.

The subjects are located on the western side of Waterend Road.



DESCRIPTION

The subjects comprise a single storey attached industrial unit of stone construction with concrete block walls, concrete flooring and new pitched roof.

The unit is currently being fully refurbished.

Internally the unit is open plan with a w.c as shown on image 2 as unit 2.

PROPOSAL

Lease from £17,000 per annum.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

260.12m²/2,800ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

The unit will require to be reassessed on completion.

EPC

N/A.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



FALCONER
PROPERTY CONSULTANTS

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

MOBILE 07775863688
PERTH 01738 230 200
EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published May 2021.