



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

12 St. Catherine Street, Cupar.  
KY15 4HH

## Office Suites

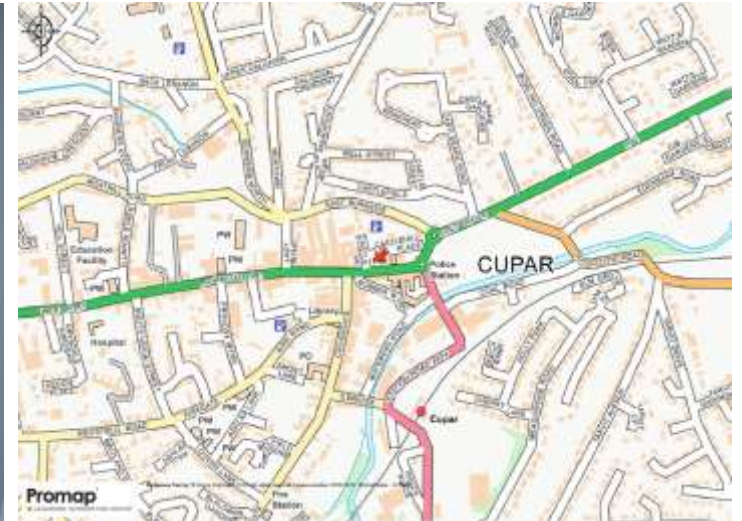
- RENT FROM £8,000 PER ANNUM
- PRIME LOCATION
- FROM 823 SQ FT TO 2,230 SQFT
- READY FOR IMMEDIATE OCCUPATION
- SOME SUITES WILL QUALIFY FOR RATES EXEMPTION



## 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 northern side of St Catherine Street between its junctions with Castlehill and East Bridge and forms part of the main town centre and retail area.



## DESCRIPTION

The subjects comprise a "B" listed mid terraced 4 storey building which we would estimate was constructed in the late 1800's. The main building is of traditional stone construction surmounted by a pitched and slated roof. Internally, the subjects provide the following accommodation:

Lower Ground floor: Office suite providing 6 office rooms, kitchen and separate w.c.s The property benefits from a private entrance.

1<sup>st</sup> Floor: Provides 7 office suites, store and w.c.

2<sup>nd</sup> Floor: Provides 4 office rooms, store and w.c.

The property can be leased in whole or in part.

## EPC

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## FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate net internal area (NIA):

Lower Ground Floor: 112.8m<sup>2</sup>/1,214ft<sup>2</sup>

First Floor: 130.8m<sup>2</sup>/1,408ft<sup>2</sup>

Second Floor: 76.5m<sup>2</sup>/823ft<sup>2</sup>

## PROPOSAL

Rent from £8,000 per annum (smallest suite).

Available in whole or in part.

## 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 sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

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

## RATING

Please contact local rating office for further information.

## PLANNING

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



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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