



FALCONER

PROPERTY CONSULTANTS

**23 BONNYGATE,
CUPAR
KY15 4BU**

TO LET

- 375 FT²
- PROMINENT TOWN CENTRE LOCATION
- LEASE FROM £5,950 PER ANNUM
- HIGH LEVELS OF PASSING TRADE
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH CUPAR

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 occupy a prominent town centre position on the northern side of the A91 near its junction with Crossgate.

DESCRIPTION

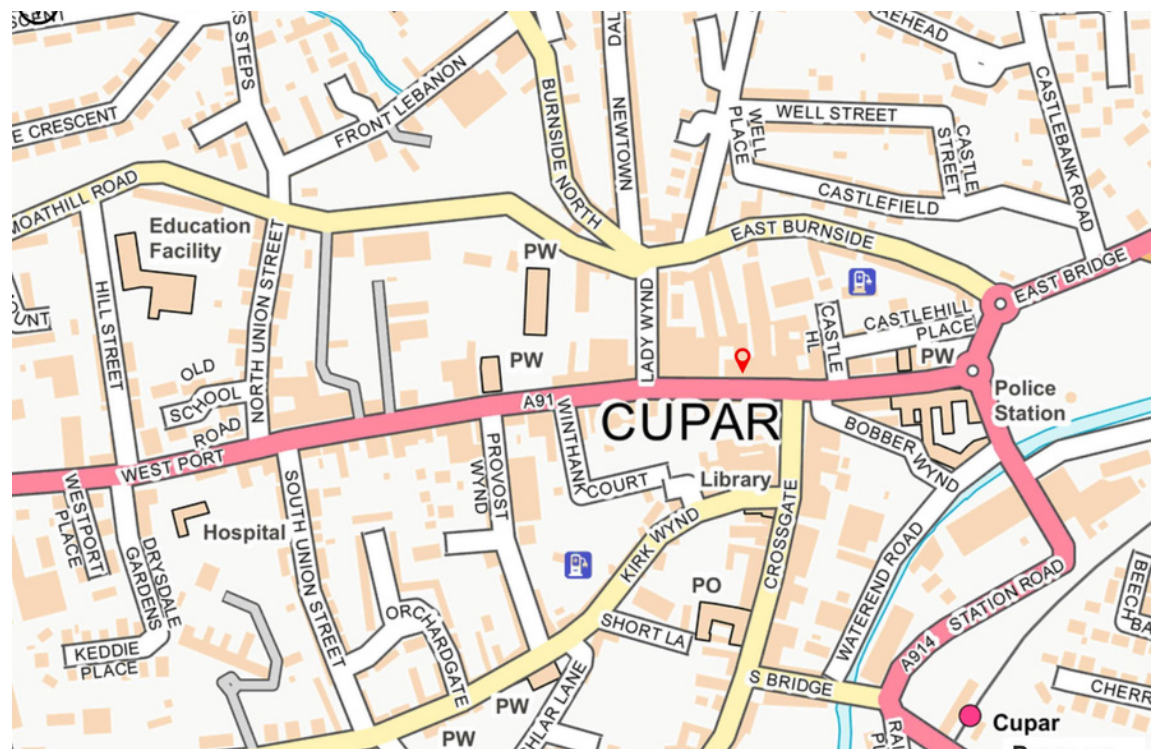
The subjects comprise a ground floor retail unit contained within a three storey terraced building surmounted by a pitched and slated roof.

Internally the unit provides a front retail area, rear shop, kitchen/tea prep and w.c.

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 gross internal area (GIA):

35m²/375ft²



PLANNING

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

RATING

Rateable value £5,100.

PROPOSAL

Lease from £5,950 per annum for a new FRI lease.

EPC

A copy of the EPC will be available upon request.

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

VAT

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





DISCLAIMER

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 August 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

COLIN DEVINE

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