

LAST REMAINING UNIT IN BUILDING

TO LET

**GROUND FLOOR SUITABLE
FOR VARIOUS USES**

NEW GLAZED FRONTAGE INSTALLED

**SHORT DISTANCE FROM ST ANDREWS
TOWN CENTRE**

ON-SITE PARKING

GOOD MIX OF TENANT OCCUPIERS

**GIA 302 SQ.M (3,250 SQ.FT) – SUB
DIVISION POSSIBLE**

RENT ON APPLICATION



VIDEO TOUR



WHAT 3 WORDS



GROUND FLOOR, SLOTLINE HOUSE, 7 LARGO ROAD, ST ANDREWS, KY16 8NJ

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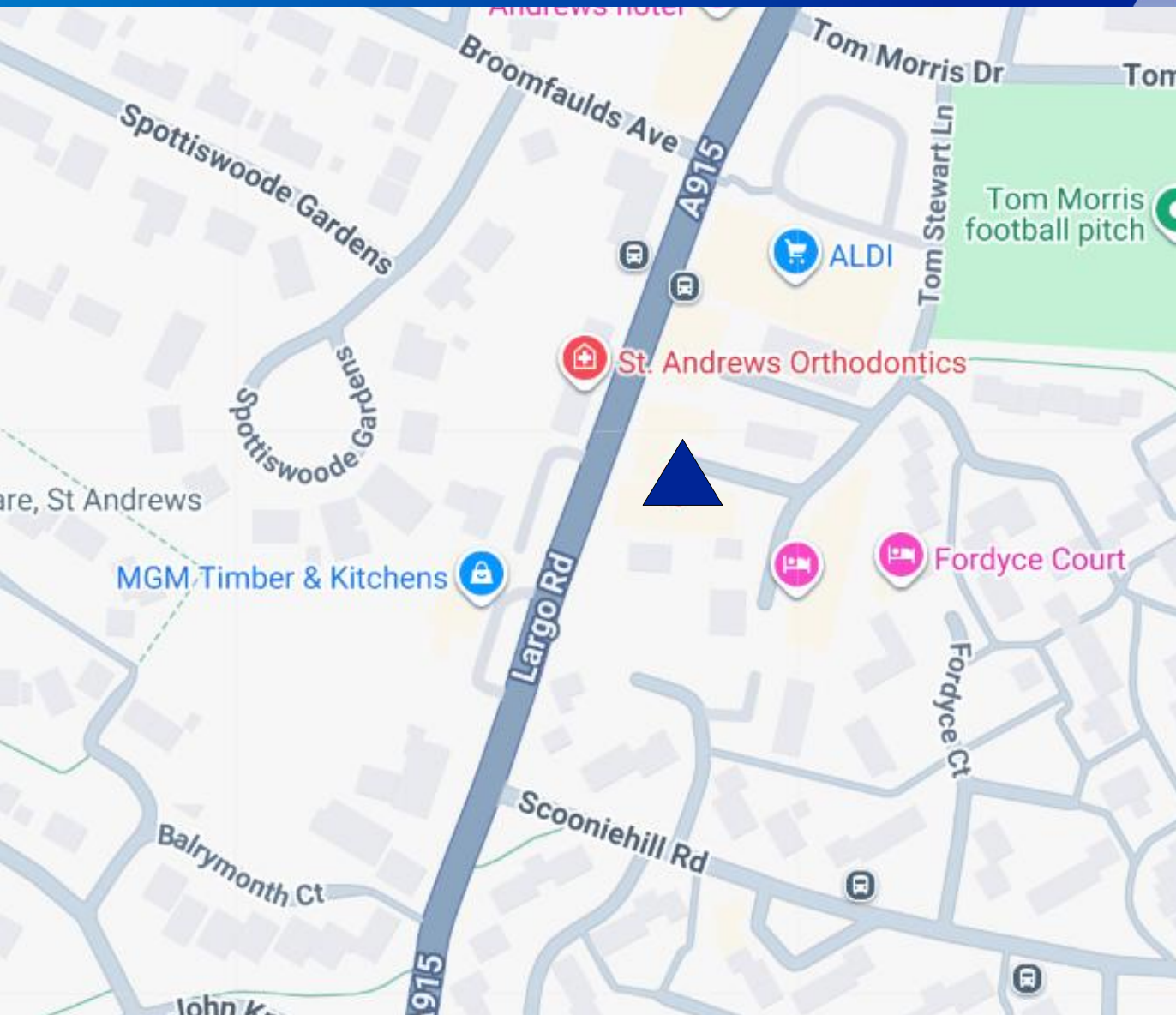
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Location

SLOTLINE HOUSE, LARGO ROAD, ST ANDREWS,
KY16 8NJ



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 14,000 persons which is boosted by an influx of approximately 6,500 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 with a frontage to Largo Road in a commercial area to the north of St. Andrews town centre. Surrounding occupiers include M&S, several office occupiers, Halfords, Kwik Fit and ALDI. Largo Road (A915) is the main route into St Andrews from the South West.

Pedestrian access is available from Largo Road whilst vehicular access is taken from Tom Stewart Lane via an access road shared with Bassaguard Garage, Wolseley and several other commercial occupiers.

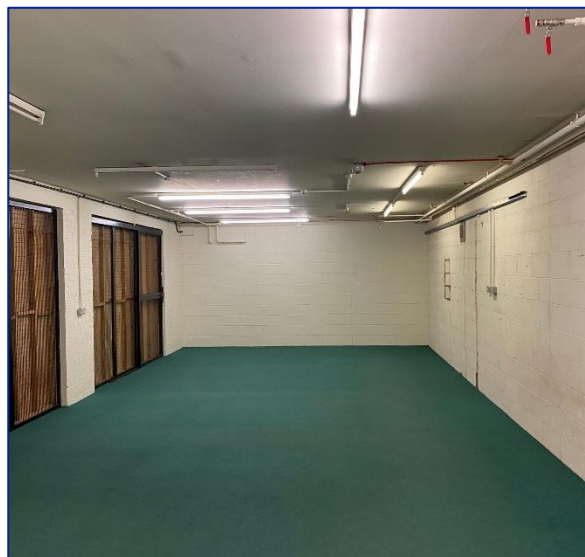
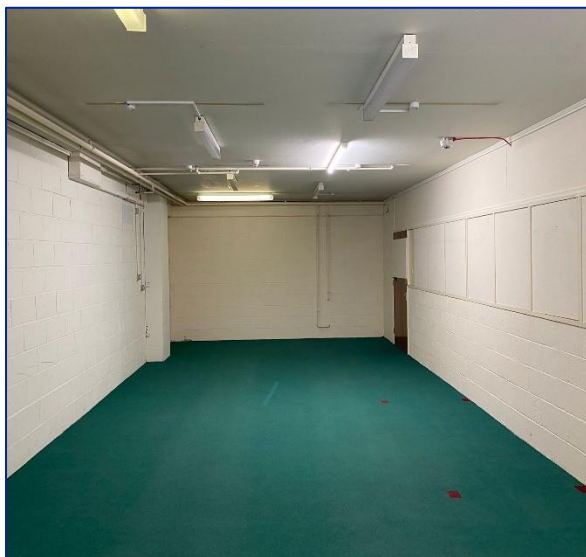


FIND ON GOOGLE MAPS



Description

, SLOTLINE HOUSE, LARGO ROAD, ST ANDREWS,
KY16 8NJ



DESCRIPTION

The subjects comprise a purpose-built multi-let office and commercial building.

The accommodation comprises the whole ground floor, which has a floor to ceiling height of approximately 2.7 m.

Subdivision into large individual rooms is possible. There are communal toilet and kitchen facilities located at first floor and a disabled WC at ground floor.

A new glazed frontage has been installed to replace the existing roller door entrance.

The property would suit a variety of different uses including an office, studio, health uses and storage.

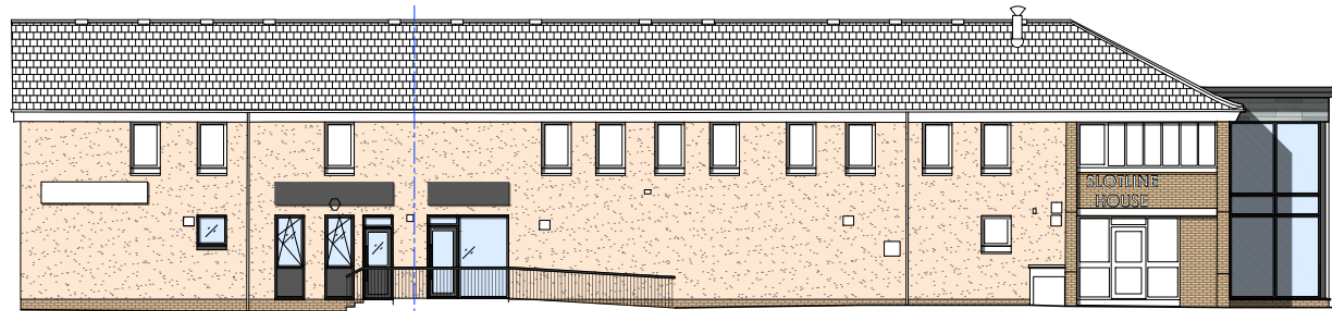
	m ²	ft ²
Ground Floor	302	3,250
TOTAL	302	3,250

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).



Proposed Frontage

SLOTLINE HOUSE, LARGO ROAD, ST ANDREWS,
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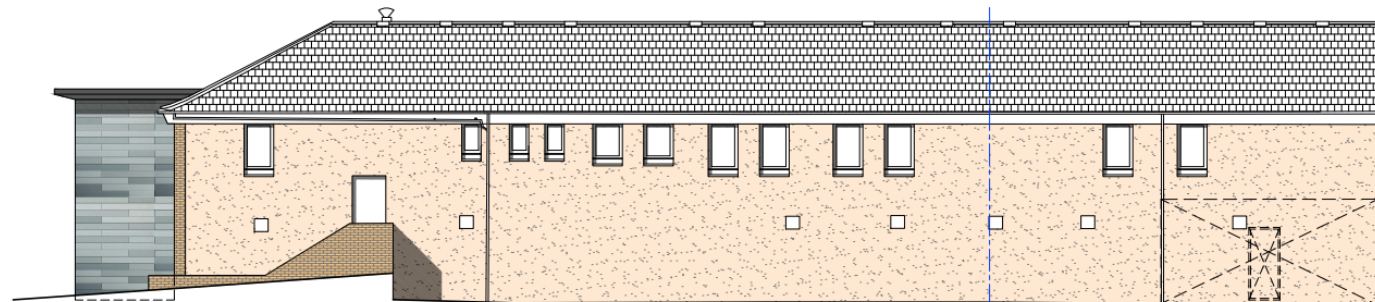
Proposed North Elevation
1:100 @ A2



Proposed West Elevation
1:100 @ A2



Proposed East Elevation
1:100 @ A2



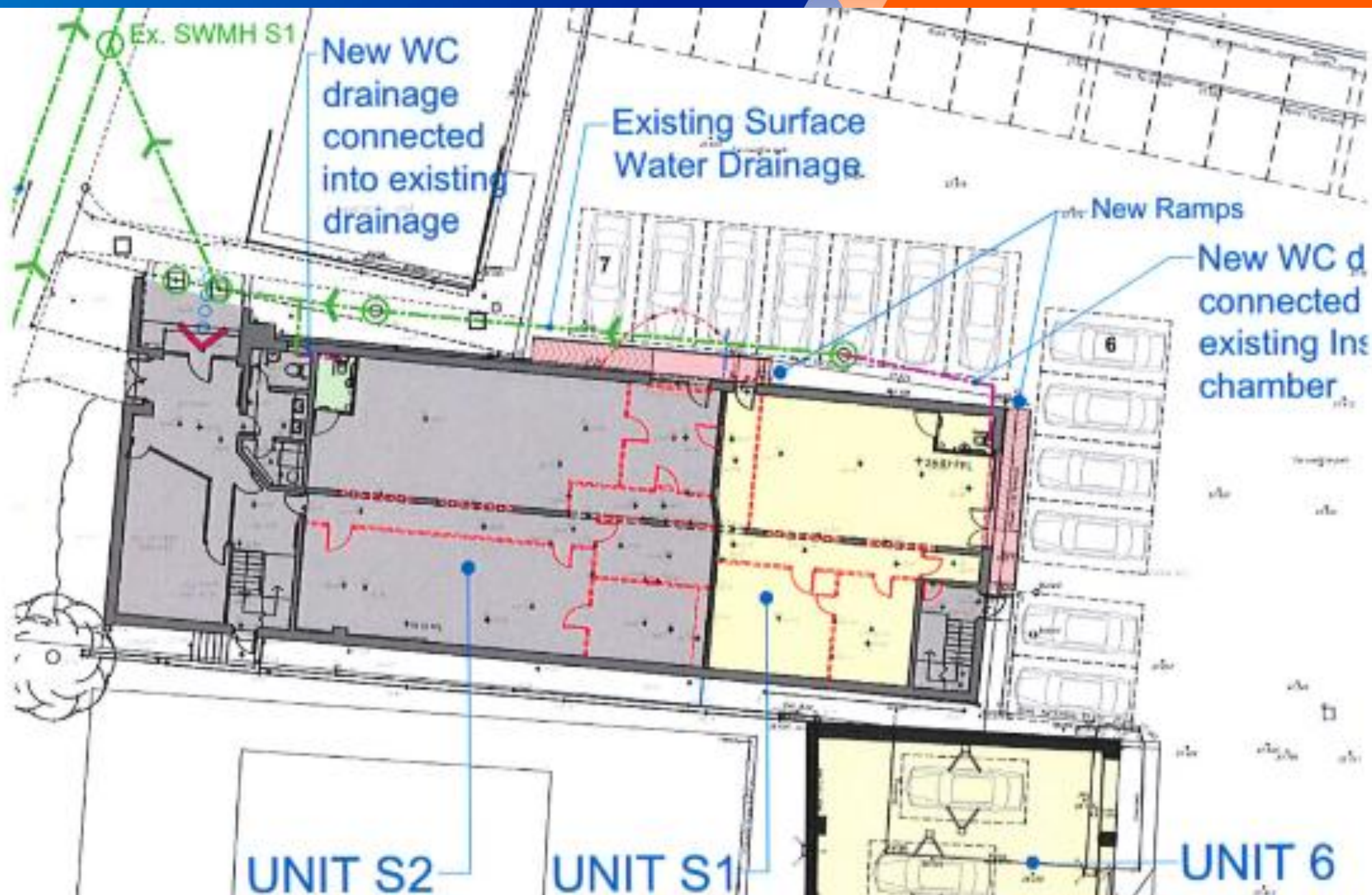
Proposed South Elevation
1:100 @ A2





Floor Plan

SLOTLINE HOUSE, LARGO ROAD, ST ANDREWS,
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RENTAL

Rent on application

RATEABLE VALUE

The subjects will require to be reassessed for rating purposes.

The unified business rate for 2025/2026 is 49.8p. The subjects qualify for 100% business rates relief via the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property has been marked as 'B'.

VAT

All prices are quoted exclusive of VAT

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction

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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