



TO LET

Office/Commercial Premises

Refurbished office accommodation suitable for variety of uses.

Prominently located within popular tourist location of Anstruther.

1 St Andrews Road – 222 sq.m (2,390 sq. ft.) over ground and first floor

Rent - £20,000 per annum

1a St Andrews Road – 136 sq.m (1,465 sq.ft) over ground floor

Rent - £18,000 per annum



VIDEO TOUR



WHAT 3 WORDS

1 ST ANDREWS ROAD, ANSTRUTHER, KY10 3HA

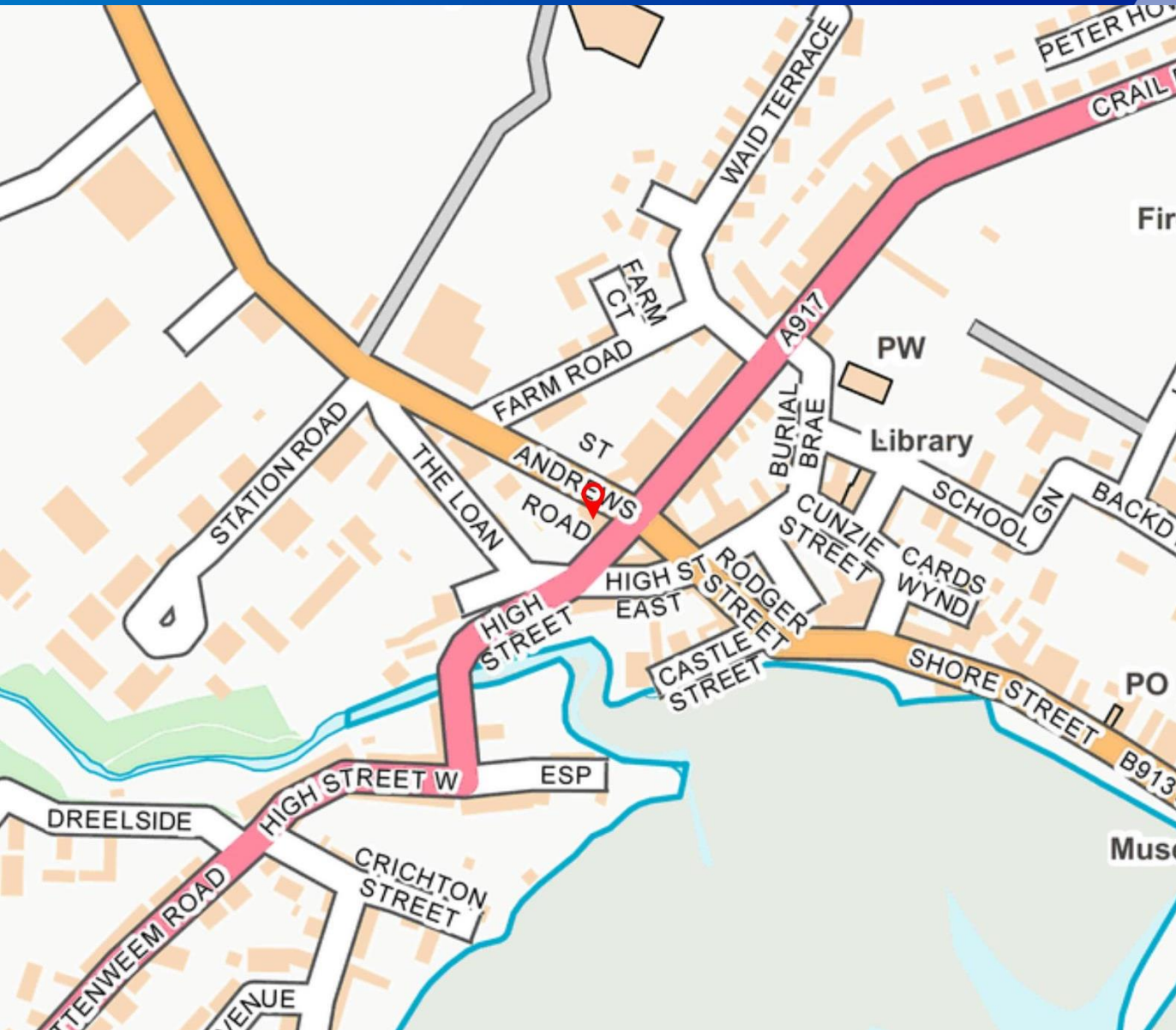
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Location

1 ST ANDREWS ROAD, ANSTRUTHER, KY10 3HA



Anstruther was originally a fishing village and is home to The Scottish Fisheries Museum however its main industry is now tourism although other small-scale manufacturing and service industries continue.

Anstruther has a number of local amenities including primary schooling, Waid Academy for secondary education, a supermarket and a variety of shops.

St Andrews, Cupar, Dundee, Kirkcaldy and Glenrothes are all within commuting distance and Edinburgh is approximately 1 hours' drive.

The subjects are prominently located on St Andrews Road a short distance from the harbour front.

Description



FIND ON GOOGLE MAPS



Description

1 ST ANDREWS ROAD, ANSTRUTHER, KY10 3HA



The subjects comprise two separate office/commercial units contained within a substantial detached two storey stone and slate building.

The property is Category 'C' Listed.

The accommodation is well presented and comprises a mix of open plan and private office accommodation planned over ground and first floors.

	m ²	ft ²
Unit 1		
Ground floor – Reception/office, private office and 2 stores	96	1,034
First Floor – 4 Offices, Kitchen and WC	126	1,356
Unit 1a		
Ground Floor – Open plan offices, Kitchen and Toilet facilities	136	1,465
TOTAL	358	3,855

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).



Price

Unit 1 - £20,000 per annum

Unit 1a - £18,000 per annum

Rateable Value

Unit 1 - £13,300

Unit 1a - £8,000

Energy Performance Certificate

Available upon request

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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



Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

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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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