

FOR SALE

RETAIL INVESTMENT



IDEAL LOT SIZE FOR PRIVATE, SIPP INVESTORS

ATTRACTIVE VAT FREE INVESTMENT OPPORTUNITY [8 EAST SHOP & 8 WEST SHOP]

FULL REPAIRING & INSURING LEASES WITH NO BREAKS

TOTAL PASSING RENTAL - £23,700 PER ANNUM

POPULAR MARKET TOWN SITUATED IN NORTH EAST FIFE

PROMINENT CENTRAL LOCATION WITHIN THE HEART OF CUPAR

SURROUNDING OCCUPIERS INCLUDE ROWLANDS PHARMACY, GREGGS, WILLIAM HILL, BOOTS, OCCHIALI EYEWEAR, CUTTING EDGE HAIR & BEAUTY & TOTAL HARDWARE

OFFERS IN EXCESS OF £230,000 ARE INVITED, SHOWING A NET INITIAL YIELD OF 10.09%

**CUPAR, 8 [EAST SHOP], 8 [WEST SHOP] BONNYGATE
& 22 BONNYGATE, KY15 4LE**

MOBILE: 07801 852 225

LOCATION

Cupar is an affluent market town located in north east Fife having a resident population of circa. 9000 persons and also draws on a large rural catchment. The town is situated approximately 10 miles west of St Andrews, 15 miles south of Dundee and some 44 miles north of Edinburgh. The town benefits from excellent transport communications being located on the A91 the main arterial route linking Cupar with the M90 motorway to the west plus the A92 trunk road providing links to Dundee, Glenrothes & Kirkcaldy. The town also benefits from it's own railway station located on the busy East Coast Main Line.

The subjects offer an excellent central position within the town centre, situated on the south side of Bonnygate close to it's junction with Crossgate. Surrounding occupiers include Rowlands Pharmacy, Greggs, Total Hardware, William Hill, Occhiali Eyewear, Cutting Edge Hair & Beauty, Boots plus numerous other local traders.

DESCRIPTION/ACCOMMODATION

The subjects comprise three retail units, all provided to an excellent specification, one over ground & basement floors with the other two over ground floor only, contained within three storey mid terraced stone buildings under pitched slated roofs. All units also have rear door access.

The premises provide the following approximate accommodation:-

8 [EAST SHOP] BONNYGATE

Ground Floor incl. WC & Ancillary	37.25 SQM	401 SQFT
Basement Storage	23.80 SQM	256 SQFT
TOTAL	61.05 SQM	657 SQFT

8 [WEST SHOP] BONNYGATE

Ground Floor incl. WC & Ancillary	36.51 SQM	393 SQFT
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22 BONNYGATE

Ground Floor incl. WC & Ancillary	55.83 SQM	601 SQFT
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PROPOSAL

We are seeking offers in excess of £230,000 [Two Hundred & Thirty Thousand Pounds] for our client's heritable interest, subject to and with the benefit of the existing leases in place. This shows an attractive Net Initial Yield of 10.09%.

Note: Consideration will also be given to individual offers for each property, if preferred.

ENERGY PERFORMANCE CERTIFICATE

Copies of the Energy Performance Certificates are available on request.

TENANCIES

The subjects are all held on full repairing & insuring leases, main terms as follows:-

8 [EAST SHOP] BONNYGATE

Tenant: Awder Noori Fars t/a Kalar Vape
Lease: 5 years from 28th February 2025
Rent: £9,600 per annum
[No VAT applicable]

8 [WEST SHOP] BONNYGATE

Tenant: Abdenour Hechiche t/a Fone Box
Lease: 10 years from 2nd September 2024
Rent: £6,600 per annum, years 1 – 5.
£7,200 per annum, years 6 - 10
[No VAT applicable]

Note: Tenant has recently entered into a new lease and has been in occupation since April 2021.

22 BONNYGATE

Tenant: Kenney Murray t/a Elite Framing
Lease: Until 27th May 2030
Rent: £7,500 per annum exclusive of VAT.

Note: Tenant has been in occupation since December 2014.

Total Rent Passing - £23,700 per annum.

VAT

There is no VAT payable on the purchase price of 8 [East Shop] & 8 [West Shop] Bonnygate. VAT at the prevailing rate will be applicable on 22 Bonnygate however, it is anticipated that any sale will be treated by way of a Transfer of a Going Concern [TOGC] and therefore no VAT will be due.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

ANTI-MONEY LAUNDERING

Under both HMRC & RICS guidelines, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors involved in the transaction. As such, personal and/or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

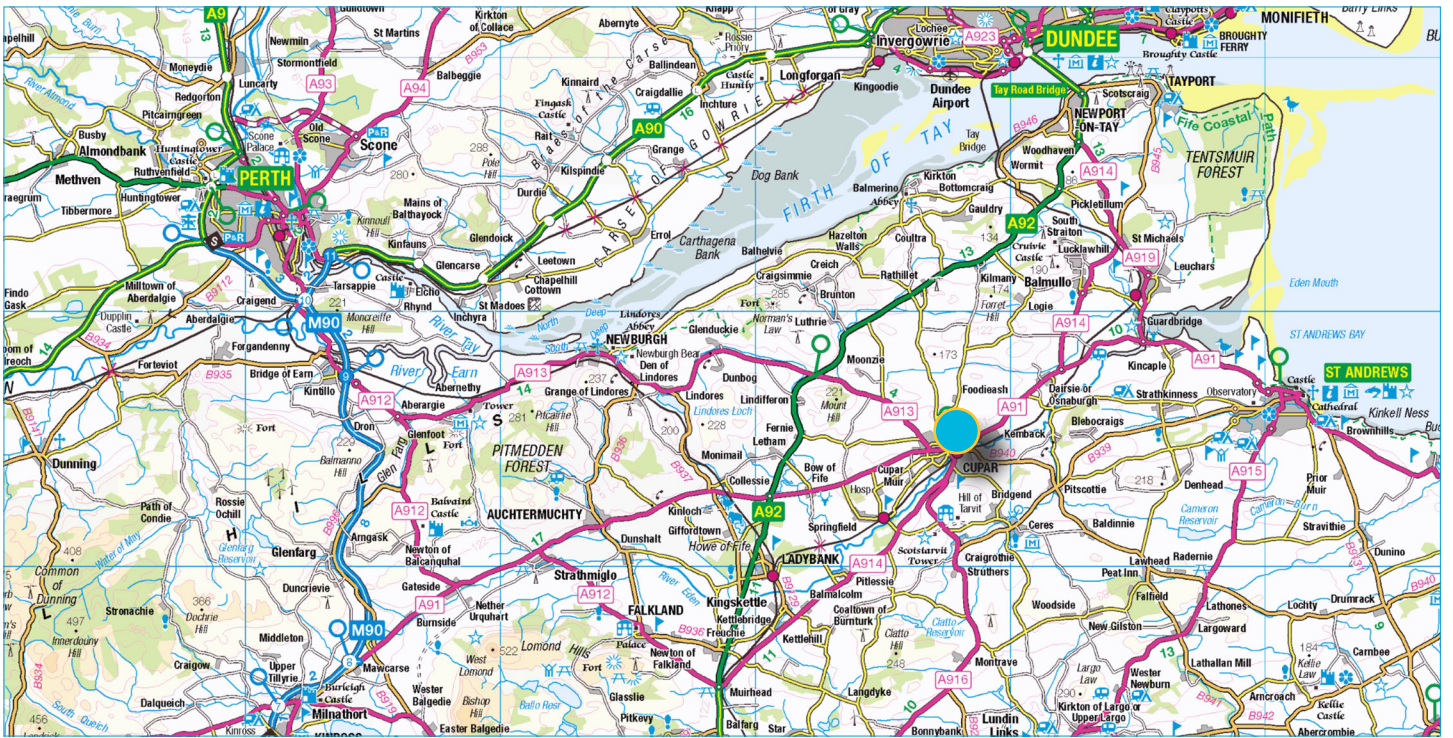
ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
Email: jack@jhcampbell.net
mobile: 07801 852225





MISREPRESENTATION CLAUSE

- JH Campbell give notice to anyone who may read these particulars as follows:-
1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 5. Any areas, measurements or distances referred to herein are approximate only.
 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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