

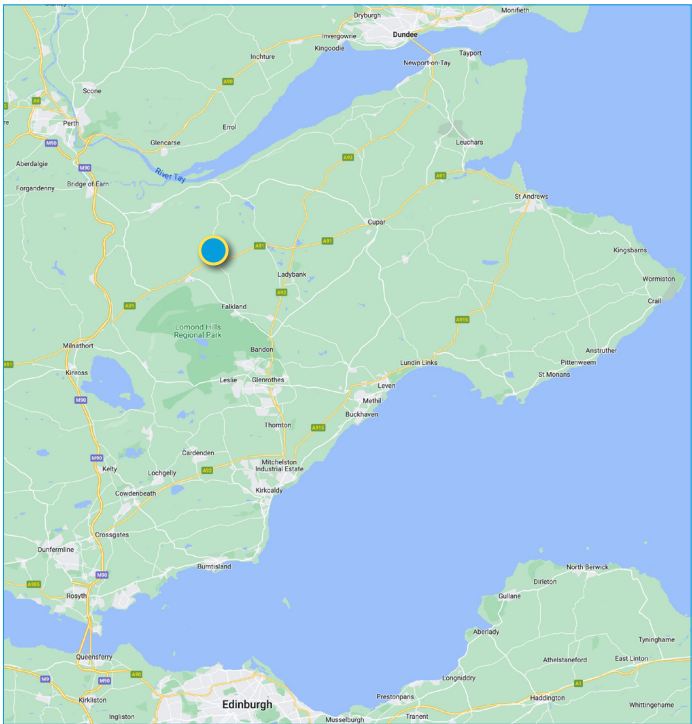
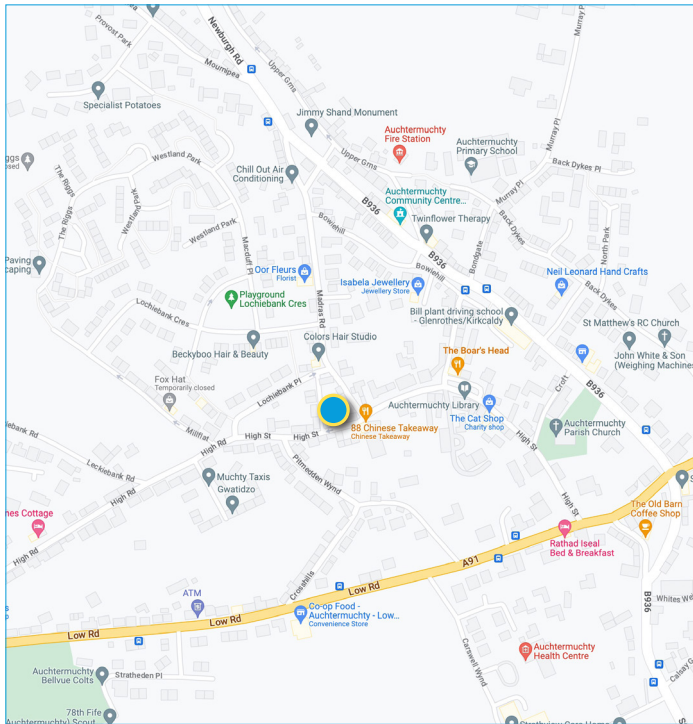
RETAIL/OFFICE/COMMERCIAL PREMISES TO LET



- **FORMER CONVENIENCE FOODSTORE, FULLY REFURBISHED & FINISHED TO AN EXCELLENT SHELL CONDITION**
 - **GROUND FLOOR AREA - 97 SQM [1,044 SQFT]**
- **SUITABLE FOR A VARIETY OF USES - SUBJECT TO OBTAINING APPROPRIATE PLANNING CONSENT**
 - **NEIGHBOURING OCCUPIERS INCLUDE - ROWLANDS PHARMACY, COLORS HAIR STUDIO, THE BOAR'S HEAD PUB/RESTAURANT, AUCHTERMUCHTY LIBRARY, KERRY JANE HAIR ETC**
 - **LEASE - NEW FULL REPAIRING & INSURING LEASE AVAILABLE FOR A NEGOTIABLE TERM**
 - **RENTAL - £7,500 PER ANNUM, EXCLUSIVE OF VAT.**

AUCHTERMUCHTY, 47 HIGH STREET KY14 7AR

MOBILE: 07801 852 225



LOCATION

Auchtermuchty is a picturesque rural town situated in central Fife having a resident population of circa 2,250 people. The town is located on the A.91, one of Fife's main arterial routes, providing immediate connectivity to the neighbouring towns of Cupar, Falkland & Ladybank with the ever popular St Andrews only 18 miles further east and also linking with the M.90 & Scotland's main motorway network a short distance to the west.

The subjects are located within the heart of the town situated on the High Street at it's junction with Madras Road. The immediate surrounding area is predominantly residential however there are also a number of commercial occupiers including The Boar's Head Pub/Restaurant, Rowlands Pharmacy, Colors Hair Studio, Auchtermuchty Library, Kerry Jane Hair etc.

DESCRIPTION/ACCOMMODATION

The premises comprise a ground floor retail/commercial unit which has been recently refurbished & finished to an excellent white boxed shell condition & also benefits from impressive glazed frontages, all under a pitched slated roof.

The subjects provide the following approximate areas:-

GROUND FLOOR	97 SQM	1,044 SQFT
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LEASE TERMS

The premises are available on the basis of a new full repairing & insuring lease for a negotiable term.

RENT

£7,500 per annum, exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – still to assessed.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - still to be assessed.

[An incoming occupier may benefit from Small Business Bonus Scheme [SBBS] rates relief of up to 100%. We would therefore recommend discussing this with the local Rates Authority].

USE

We understand the property currently benefits from Class 1A Retail, Financial, Professional Services consent. Other uses may also be considered subject to obtaining the appropriate consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

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



Contact: Jack Campbell
E: jack@jhcampbell.net
M: 07801 852 225

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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