



ROLLOS

SOUTH UNIT, THE MALT BARN, 205B SOUTH STREET

SOUTH UNIT, THE MALT BARN, 205B SOUTH STREET, ST ANDREWS, KY16 9EF

£520 PER CALENDAR MONTH

- Spacious Unit
- Superb Central Location
- Ideal as Workshop or Office

This is an opportunity to acquire one or both of two spacious commercial premises amounting to approx 49sqm each and forming part of the top floor of an attractive refurbished stone building, located right in the heart of St Andrews. The premises are accessed from an external door at ground floor level and a staircase rises to the top floor, where both units are accessible from a shared landing. The north unit, which is available immediately, is currently divided into two rooms by a windowed partition wall. A wooden floor extends the whole way through the office. The south unit is currently laid out as one large room. Both units could be adapted to suit a variety of needs, including office space, workshop, studio etc.

The property is wonderfully situated in the centre of St Andrews, just off the main shopping street and within a short walk of all amenities. The south unit will be available from June 2015.

Lease - The tenant will be responsible for all internal repairs and the landlord is responsible for maintaining the subjects to wind and watertight condition. The tenant will bear proportionate share of maintaining the common stairway, hallway and toilet facilities.

Legal costs - In accordance with the usual commercial practice, the incoming tenant will be responsible for the landlords legal fees and outlays in respect to the preparation of the lease.

Insurance - The tenants share of the insurance currently amounts to £11.30 pcm

Rent - Each unit is available to rent for £520 pcm



ROOM SIZES

Room 4.94m x 10.10m (16'2" x 33'2") N/A

INCLUDED

SERVICES

N/A

VIEWING

By Appointment Through Our St Andrews Office
Telephone 01334 477700

COUNCIL TAX BAND N/A

EPC RATING N/A

FLOOR AREA 49sq m



ROLLOS

solicitors & estate agents



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24 hour answering service at all our offices

We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation. Contact our Property Department at any of our offices.

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

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