

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

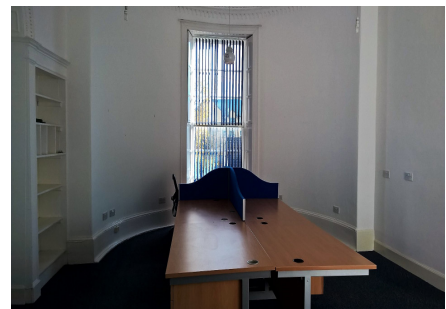
TO LET

52 CROSSGATE, CUPAR, KY15 5JX

St Andrews 9 miles Dundee 20 miles Edinburgh 1 hour by train



PROMINENT TOWN CENTRE POSITION GROUND FLOOR PREMISES



£850 PER CALENDAR MONTH

Viewing by appointment telephone Cupar 01334 656644

www.williamsgraywilliams.co.uk

Spacious and centrally located commercial premises amounting to approximately 83m² / 900 sq ft which could be adapted to a variety of purposes including office, small tearoom, salon or retail outlet subject to the tenant obtaining any requisite permissions/consents. Situated in Crossgate, the main shopping and business street, the Property is a 'C' listed, early 19th century, mid-terrace building enhanced by a Roman-doric doorpiece comprising three rooms plus toilets, a kitchen area and good storage facilities. Additional accommodation could be made available by separate negotiation if required. Parking to the rear is available for two cars during normal office hours.

Cupar is a traditional county town with a population of about 12,000 which is planned to grow in the coming years. It is the hub for the mainly rural district of East Fife, which has a population of 76,000. The town centre has a wide variety of shops and its periphery has four supermarkets. The town has a railway station with an hourly service to Edinburgh and Dundee, a high school, college and local authority offices.

ENTRANCE

Entrance to the property is via a glass door from shared main entrance.

FRONT RECEPTION / OFFICE ONE (23.4m² / 252ft²)

Windows facing west to the street. Spotlights.

OFFICE TWO (16.5m² / 178ft²)

Window to rear.

OFFICE THREE (30m² / 333ft²)

This was once the drawing room of a house. Triple aspect room with large window to the rear garden and 2 further windows to the sides of the property.

SAFE ROOM

Shelving. Two-door metal safe. Telephone exchange.

KITCHEN (2.7m² / 29ft²)

Kitchen unit housing stainless steel sink with open shelving above. Fridge and microwave.

MALE & FEMALE TOILETS

W.C. and wash hand basins with electric hot water heaters. Frosted windows to the north.

OUTSIDE

Shared drying green with flower beds maintained by landlord. Wooden storage shed with Dexion shelving available if required.

SERVICES

Electricity, water, telephone and drainage. There is mains gas to the flats above. Intruder alarm. Off peak storage radiators in mid and back rooms.

FURNISHINGS AND FITTINGS

2 line, 6 extension PABX. The property is offered with existing fittings.

ENTRY

Immediate.

RATES

The current rateable value is £4,800 p.a.

RENTAL

Rent £850 per month exclusive of VAT. No VAT is currently charged.

LEASE

The initial lease is available for 1-5 years with an opportunity to extend for a further 5 years.

VIEWINGS

By appointment through Williams Gray Williams, 7 St Catherine Street, Cupar. Telephone 01334 656644

OFFERS

Heads of Terms should be submitted in writing or by email to kgray@williamsgraywilliams.co.uk

DIRECTIONS

Entering Cupar heading west on the A91 turn left onto Crossgate and the property is located on the left. A To Let sign will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF AN OFFER TO LET.