

# WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

## TO LET

### 8 MAIN STREET, LEUCHARS, KY16 0HN



### GROUND FLOOR COMMERCIAL UNIT



### £650 PER CALENDAR MONTH

Viewing by appointment telephone Cupar 01334 656644

[www.williamsgraywilliams.co.uk](http://www.williamsgraywilliams.co.uk)

8 Main Street, Leuchars is a well situated commercial unit (approximately 50m<sup>2</sup> / 526 sq ft) with frontage onto Main Street. The premises were previously used as a legal office and then as a beauty salon but could be adapted to a variety of purposes subject to the tenant obtaining any requisite permissions/consents.

8 Main Street comprises a main office / reception area, two good sized offices to either side, both with windows to Main Street, kitchen and WC located to the rear.

#### ENTRANCE

Entrance to the property is via a glazed door from Main Street.

#### MAIN SHOP / RECEPTION (21.72 m<sup>2</sup> / 222.43 ft<sup>2</sup>)

Windows facing the street. Built in shelving unit to rear wall.

#### CONSULTATION ROOM / OFFICE 1 (13.84m<sup>2</sup> / 149.94ft<sup>2</sup>)

Window facing the street. Wash hand basin.

#### TREATMENT ROOMS / OFFICE 2 (8.86m<sup>2</sup> / 97.18ft<sup>2</sup>)

Window facing the street. Currently subdivided by partition walls to form 2 small treatment rooms.

#### KITCHEN (4.07m<sup>2</sup> / 39.27 ft<sup>2</sup>)

Kitchen unit housing stainless steel sink. Window to rear of property.

#### W.C. (1.82m<sup>2</sup> / 17.34ft<sup>2</sup>)

W.C. and wash hand basin. Heated towel rail.

#### SERVICES

Electricity, water, telephone and drainage. Off peak storage radiators.

#### ENTRY

Immediate.

#### RATES

The current rateable value is £2,300 p.a.

#### RENTAL

Rent £650 per month exclusive of VAT. No VAT is currently charged.

#### LEASE

The initial lease is available for 5-10 years. Full repairing and insuring lease.

#### 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](mailto:kgray@williamsgraywilliams.co.uk)

#### DIRECTIONS

Entering Leuchars on Station Road (A919) heading towards Dundee take the second exit at the roundabout on to Main Street 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.