

DM HALL

To Let

Retail

22 Shore Street,
Anstruther
KY10 3AQ



29.35 SQ M
316 SQ FT

Property Details

- Prominent position on Shore Street overlooking the harbour
- Suitable for a variety of uses
- Qualifies for 100% rates relief
- NIA 29 SQ M (316 SQ FT)
- Rental £8,000 per annum invited

LOCATION:

Anstruther is a small coastal village in Northeast Fife, situated on the northern banks of the Firth of Forth. Anstruther lies 9 miles south of St Andrews and has a population of approximately 3,500 people and attracts many tourists throughout the year, particularly in the summer period.

Anstruther is the largest of Fife's coastal villages, which are known as the "East Neuk". The East Neuk villages were originally founded on the fishing industry, although the main source of industry in the area is now tourism, with growing popularity also from the retirement market.

The property is located on Shore Street overlooking the busy harbour. This area benefits from a public car park and ample on street parking.

Existing occupiers of Shore Street include The Waterfront, Ox & Anchor along with the highly regarded and well-renowned "Anstruther Fish Bar", with further attractions on Shore Street and Anstruther Harbour, which are popular tourist attractions.

The location of the subjects is shown on the appended plan below.



Property Details

DESCRIPTION:

The property comprises a mid-terrace retail unit and forms part of a two-storey building of traditional stone construction. Internally, the property is laid out to provide an open plan sales/retail area to the front with store cupboard and staff w/c to the rear. It is presented to a high standard. The unit was previously fitted out as a salon and benefits from a traditional window display frontage facing on to Shore Street ensuring excellent visibility to passing pedestrian and vehicle traffic.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground		29.35	316

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is C.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,050 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



RENTAL:

Offers in the region of £8,000 per annum exclusive are invited.

LEASE TERMS:

The subjects are offered on normal Full Repairing and Insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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