

# TO LET

## PRIME RETAIL UNIT

# Gunn

PROPERTY CONSULTANTS

2A BELL STREET,  
ST ANDREWS



### LOCATION

St Andrews is a prosperous market town in the Kingdom of Fife, on Scotland's east coast. It is famous throughout the world as being the home of golf. The town has a resident population in the region of 15,000 people, which is boosted by a large number of students and tourists visiting the town all year round.

The town lies approximately 13 miles south of Dundee and 40 miles north-east of Edinburgh.

The subjects are located on Bell Street close to its junction with Market Street. Occupiers represented in the nearby vicinity include **H&M, Oliver Bonas, Jack Wills, Bobbi Brown** and **Jo Malone**.

### DESCRIPTION

The subjects comprise a retail unit arranged over ground floor only. The unit extends to the following approximate areas:

Gross Frontage	58 ft 9 ins	(17.89 m)
Average Depth	39 ft 1 ins	(11.9 m)
Ground Floor	2,442 sq ft	(226.9 sq m)

### LEASE

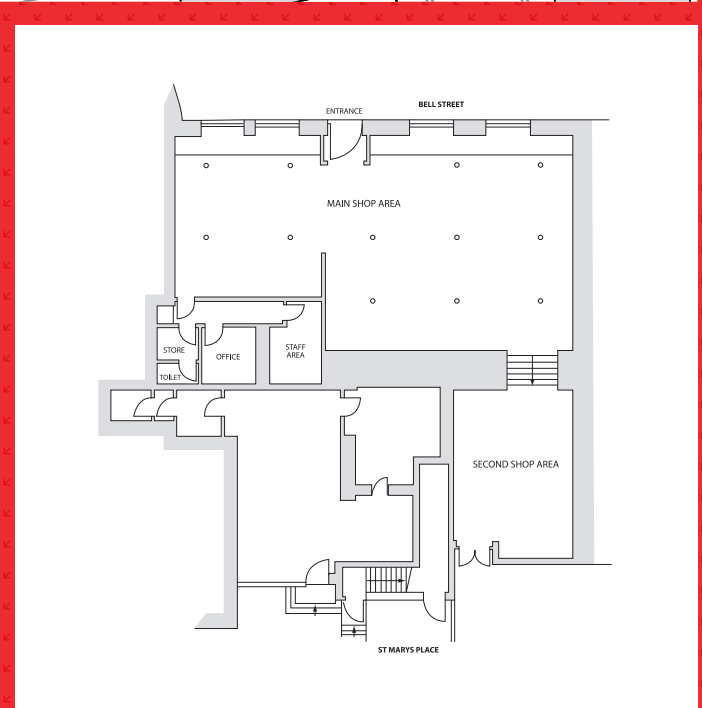
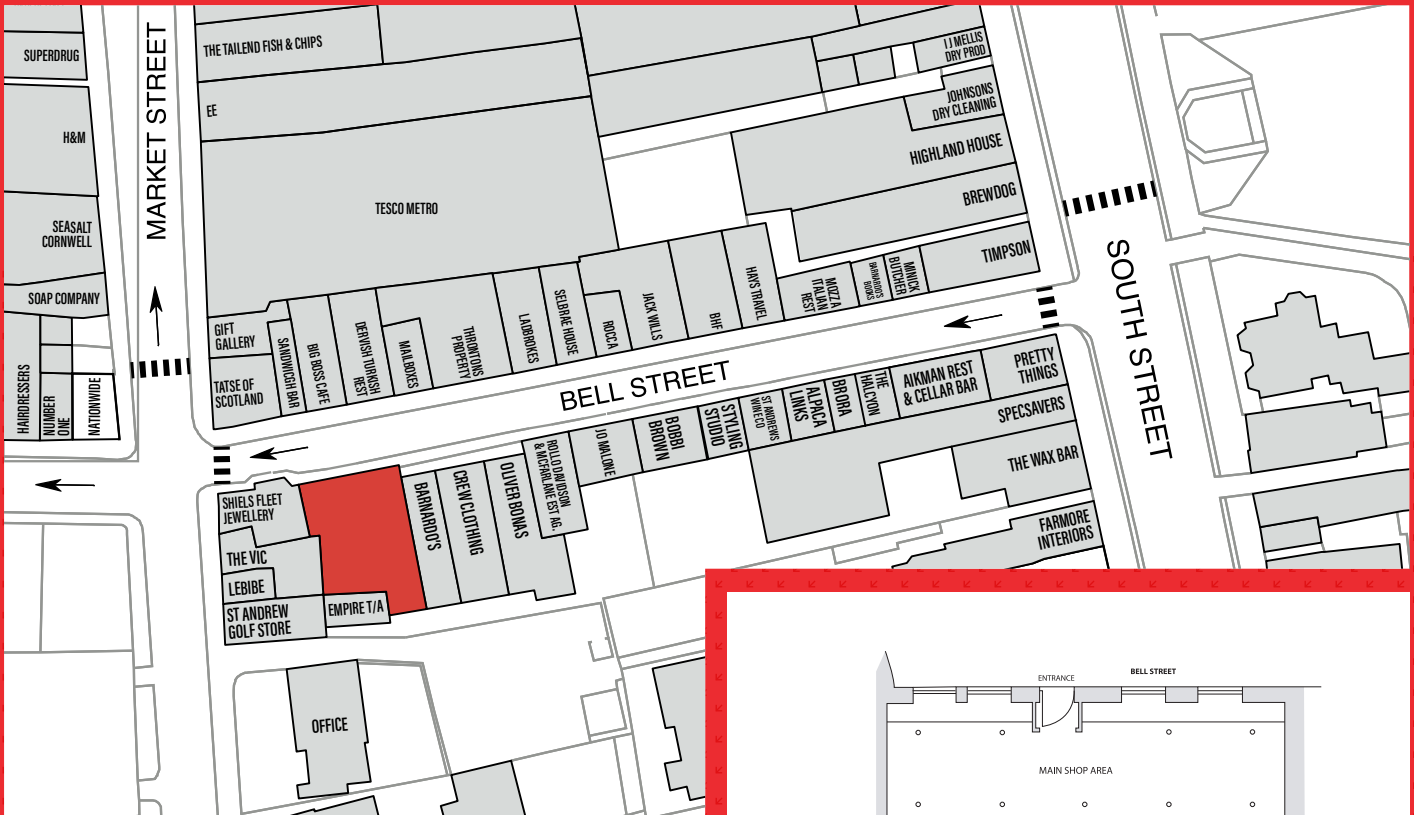
The property is available by way of a new 10 year FRI lease incorporating 5 year rent review.

### RENTAL

£90,000 per annum exclusive.

0141 221 3500

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## RATES

We have been verbally advised by the Local Authority that the premises are entered in the Valuation Roll as follows:

Rateable Value:	£93,250 pa
UBR 2023/24:	£0.51
Rates Payable:	£47,650 pa (excluding water/sewerage)

All parties are advised to verify these figures with the Local Assessors office.

## VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT.

## PLANNING

The shop has Class 1 and full Class 3 restaurant planning consent.

## LEGAL FEES

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:



**Stephen Gunn**  
0141 221 3500  
07747 733 301  
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