

TO LET

Storage/Workshop premises.

Garage premises. Landlord to install new frontage.

Well-located estate accessed from Largo Road. Adjacent to ALDI, Wolesley, Bassaguard Garage.

41.80 sq. m. (450 sq. ft.)

£10,000 per annum and 100% rates relief.



VIDEO TOUR



WHAT 3 WORDS

UNIT 6, TOM STEWART LANE, ST ANDREWS, KY16 8YB

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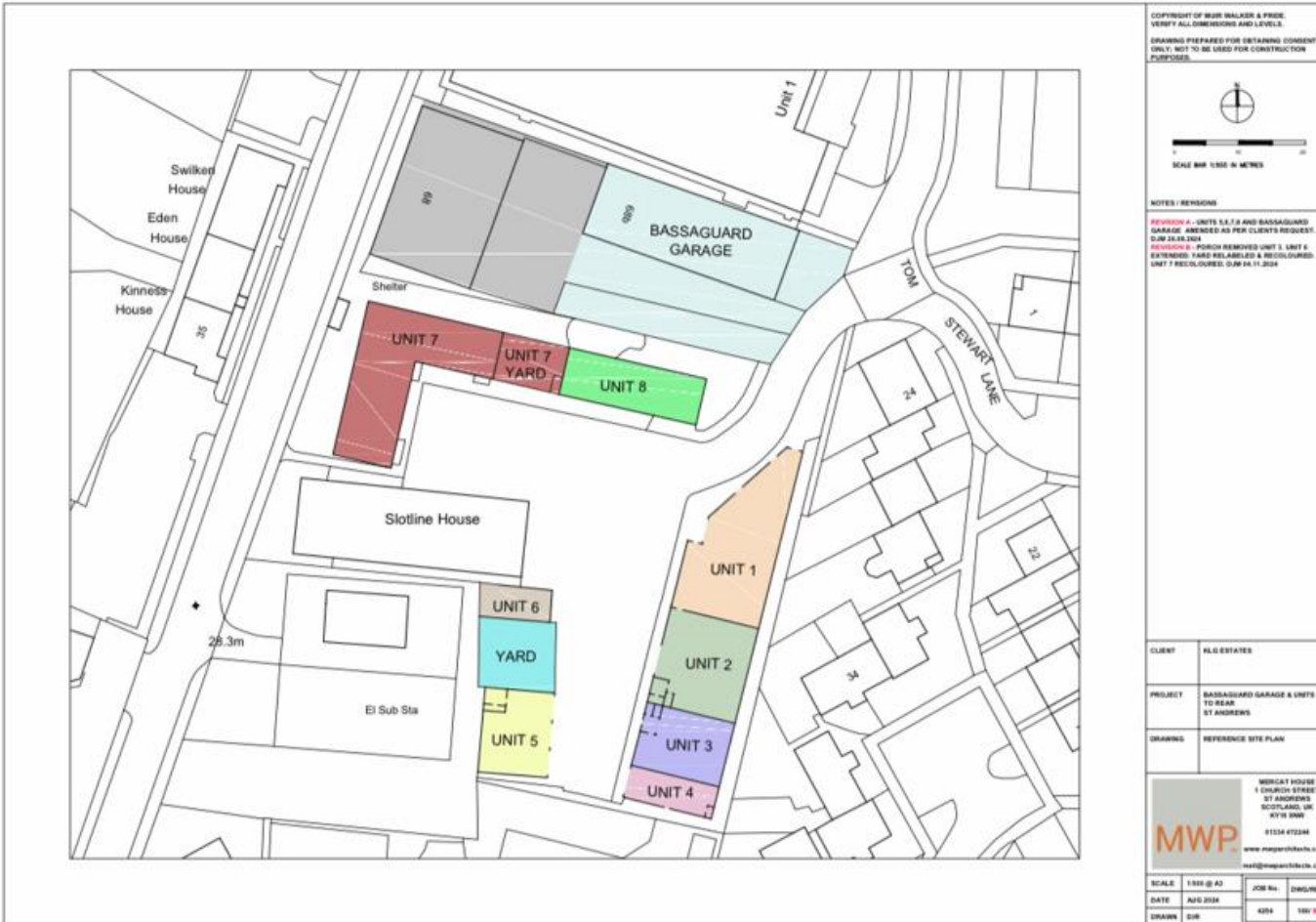
BURNS
AND PARTNERS

SHEPHERD
COMMERCIAL



Location

UNIT 6, TOM STEWART LANE, ST ANDREWS, KY16 8YB



The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

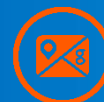
Additionally, St Andrews is known throughout the world as the home of golf and is an important historic town which ensures a healthy flow of tourists all year long.

The subjects are prominently located within a small commercial estate accessed from Tom Morris Drive to the south of St Andrews Town Centre and immediately off Largo Road (A915).

Largo Road is the main vehicular route leading into the town centre.

Surrounding occupiers include Aldi, Halfords, Kwik Fit, Bassaguard Garage and Plumb Centre.

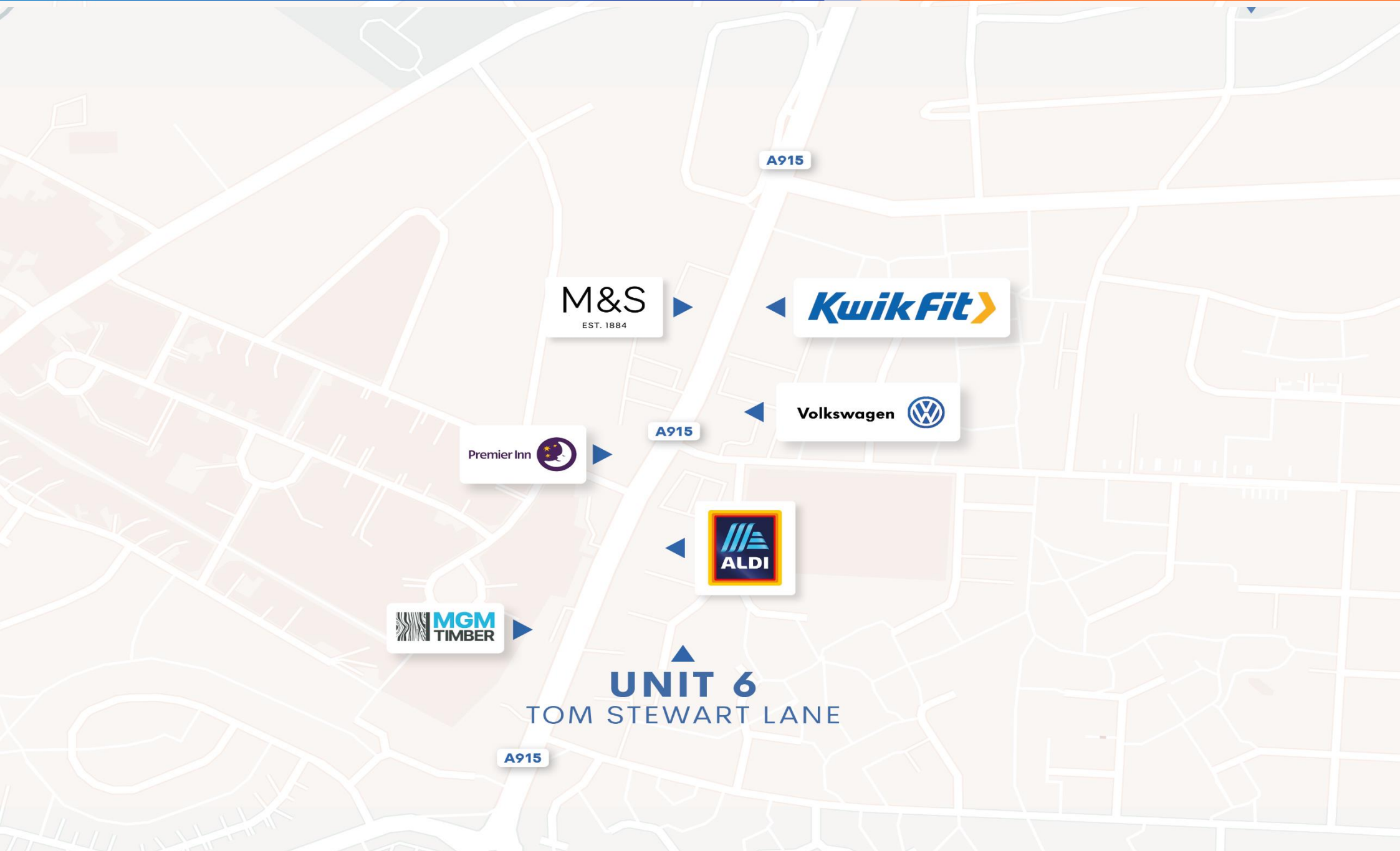
Description



FIND ON GOOGLE MAPS

Nearby Occupiers

UNIT 6, TOM STEWART LANE, ST ANDREWS, KY16 8YB



M&S
EST. 1884

KwikFit

Volkswagen

Premier Inn

A915

ALDI

**MGM
TIMBER**

A915

UNIT 6
TOM STEWART LANE

A915

Location

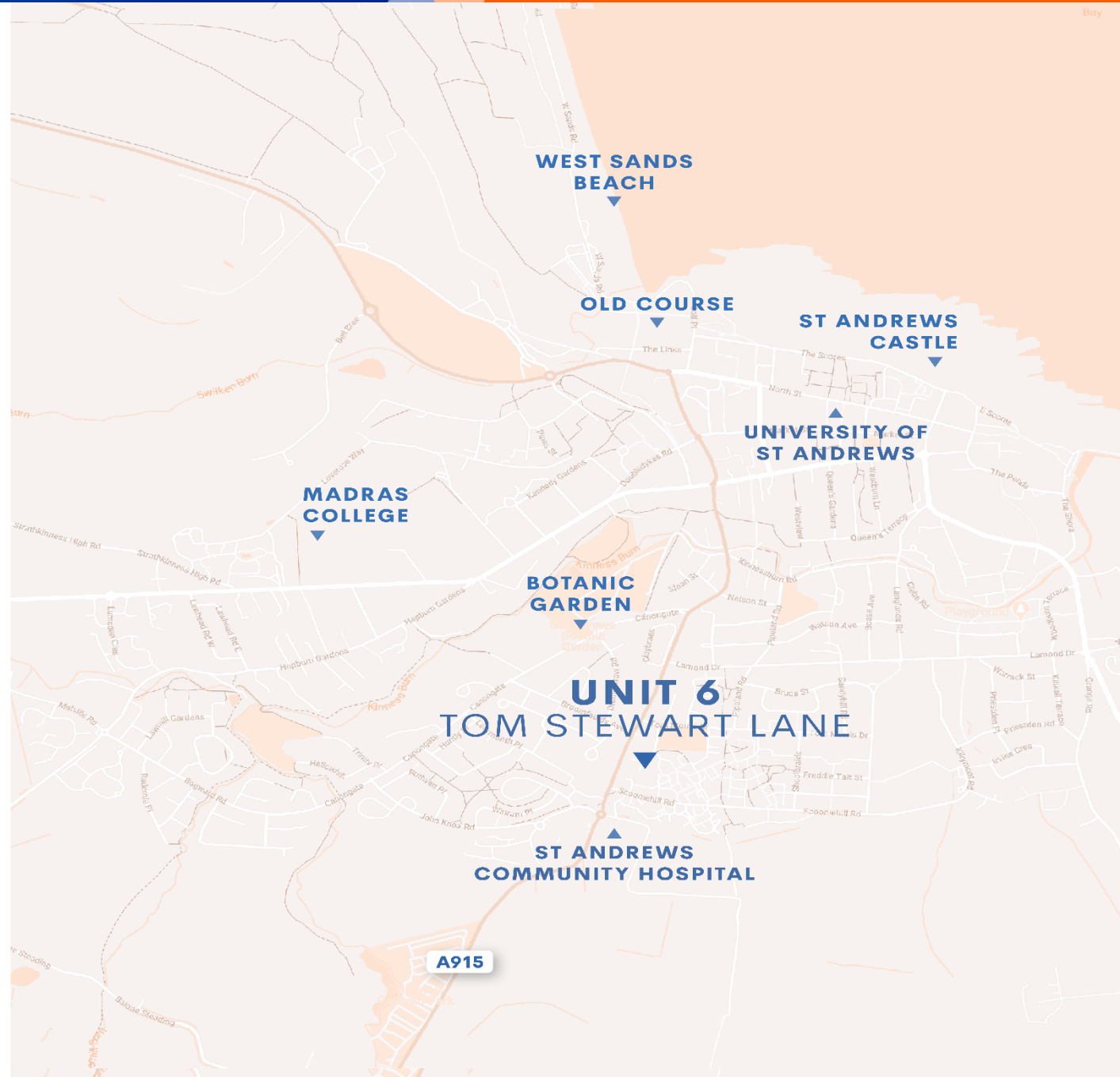
UNIT 6, TOM STEWART LANE, ST ANDREWS, KY16 8YB

BY CAR

Destination	Distance	Time
Town centre	1 mile	4 mins
Rail station	7.5 miles	20 mins
Dundee	22 miles	31 mins
Perth	36 miles	57 mins
Stirling	52 miles	86 mins
Edinburgh	51 miles	87 mins
Glasgow	74 miles	103 mins

BY RAIL to Leuchars (nearest station)

Station	Time
Dundee	16 mins
Perth	52 mins
Edinburgh	74 mins
Stirling	90 mins
Glasgow	122 mins





Description

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The subjects comprise a garage and storage unit of concrete block construction.

The Landlord proposes to install a new frontage for the ingoing occupier. There will also be a kitchen and WC added to the rear.

There is a central circulation yard.

The unit extends to around 41.80 sq.m. (450 sq.ft.) or thereby.



Terms

Our client is inviting rental offers of £10,000 per annum for a 2-year lease period.

Rateable Value

£3,150

The property therefore qualifies for 100% rates relief.

Energy Performance Certificate



Not required.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Frame Specification:		Additional Frame Details:	
	Finish 1: Anth Grey 7016 Finish 2: White - Non Foiled Door Handle: Mla Lever/Lever - Chrome Door Hinge: Door Hinges White Door Lock: Ing Std Double Door Lock Cill: 150 Flat Bed Cill Foil/WHT Beading: Shaped 28mm Bead Drainage: Base Reinforcing:	Glazing: 4-20-4.CLR.TUF.LowE Black Warm Edge Argon	Dimensions: Overall Size: 1540 x 2600 Actual Frame Size: 1540 x 2370
Frame No: 1	Qty: 1	Open In French Door - Foil/White	Location: Item 1
	Finish 1: Anth Grey 7016 Finish 2: White - Non Foiled Cill: 150 Flat Bed Cill Foil/WHT Beading: Shaped 28mm Bead Drainage: Base Reinforcing: Casement Full	Glazing: 4-20-4.CLR.TUF.LowE Black Warm Edge Argon	Additional Frame Details: 24mm Coupler Anth Grey 7016/MHT Dimensions: Overall Size: 2310 x 2600 Actual Frame Size: 2286 x 2370
Frame No: 2	Qty: 1	Casements - Foil/White	Location: Item 2

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

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