

DM HALL

To Let /
For Sale

**Industrial
Warehouse
Premises**

Front Lebanon,
Cupar, KY15 4EA



1,252.01 SQ M
13,477 SQ FT

Property Details

- Industrial premises extending to 13,477 sq ft
- Office / welfare accommodation
- 4x loading doors to front
- Rear industrial canopy
- Flexible lease terms available

LOCATION:

Cupar is a former market town in north-east Fife having a resident population of around 9,000. The town contains a mixed range of commercial businesses in its busy town centre with established industrial occupiers located in Business Parks and Industrial Estates on the eastern outskirts.

The town lies approximately 15 miles north-east from Glenrothes, the main administrative and commercial centre for the area, while the historic University town of St Andrews lies 9 miles due east. The cities of Perth (25 miles) and Dundee (14 miles) are within convenient travelling/commuting distance while the town also benefits from a main line railway station together with good road links providing easy access to the wider Scottish motorway network.

The subjects are situated on the south side of Front Lebanon by its junction with North Burnside within a mixed



use area of residential and industrial premises.

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

DESCRIPTION:

The subjects comprise a series of interconnected industrial buildings of steel frame construction and a front office of stone/brick construction within a total site of 0.64 acres.

Visitor and staff parking is accessed immediately to the front, whereby entrance to the office accommodation is located, and rear for additional yard/parking.

Internally, the subjects benefit from the following:

- 2x main interconnected warehouses
- Additional workshop/stores
- Office/staff welfare accommodation
- 4x vehicular loading doors
- 3 phase power supply
- Rear industrial canopy shelter and parking

ACCOMMODATION & FLOOR AREAS :

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Warehouse	1,141.19	12,284
Ground	Office & WCs	110.82	1,193
Total		1,252.01	13,477

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors’ Association website, the subjects are entered in the 2023 Valuation Roll with a Rateable Value of £33,400.



Property Details

PROPOSAL:

The property is available on a new full repairing and insuring basis for a term to be agreed at a rental of £37,500 per annum.

Alternatively, offers may be considered for the benefit of our client's heritable (freehold) interest.

LEGAL COSTS:

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

VAT:

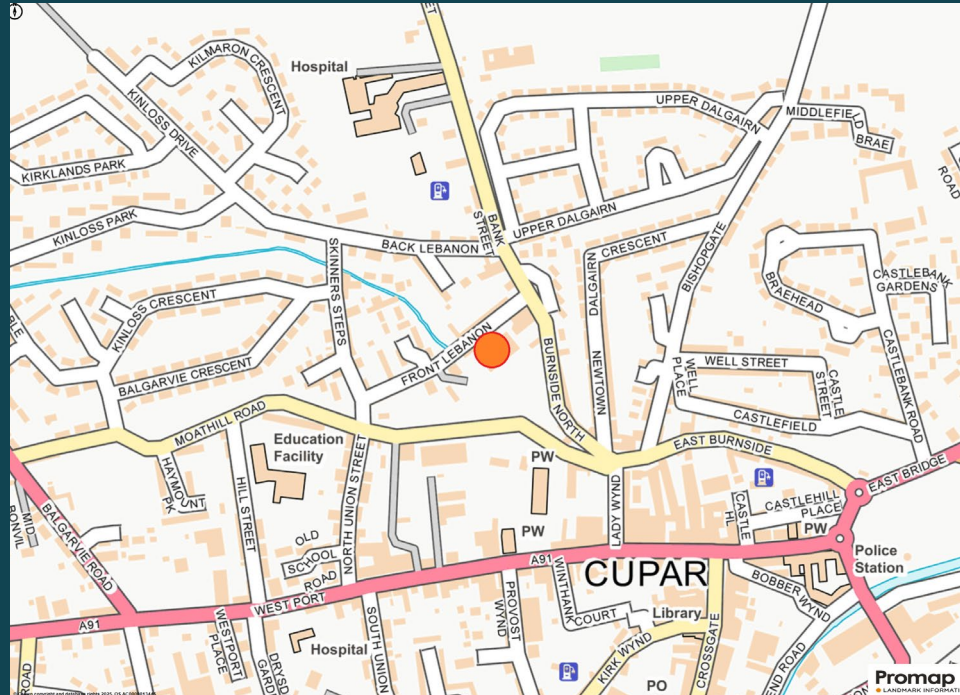
All prices quoted are exclusive of VAT which may be chargeable.

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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DM HALL



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RICS