

FOR SALE
RETAIL — CLASS 1a



**37 BONNYGATE
CUPAR, KY15 4BU**

- GROUND FLOOR RETAIL UNIT
- POPULAR AND PROMINENT TRADING POSITION
- 2 X GLAZED DISPLAY WINDOWS
- NIA: 68.50 SQ.M (737 SQ.FT)
- MAY QUALIFY FOR 100% RATES RELIEF
- OFFERS IN THE REGION OF £75,000 (NO VAT)

LOCATION

The subjects are located in the popular market town of Cupar within the north east of Fife. The town has an estimated population in the region of 8,500 persons and is host to a mainline train station. The historical town of St. Andrews lies approximately 9 miles to the east with the larger commercial centres of Dundee and Perth lying approximately 13 & 24 miles respectively.

More precisely, the property sits on the north side of the popular Bonnygate, within the heart of the town centre. Surrounding occupiers are mixed commercial, these being a mixture of local and national covenants.

The approximate location is shown by the plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a traditionally constructed mid-terraced building. The property was previously occupied by Subway but is being sold with the benefit of Vacant Possession.

Access to the property is directly off Bonnygate via a recessed pedestrian entrance door. Internally, accommodation is split to provide a front shop/retail area with rear storage and staff facilities.

The subjects may suit a variety of commercial uses, subject to the required consents.

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area: 68.50 SQ.M (737 SQ.FT)

RATEABLE VALUE

The subjects have a Net and Rateable Value of £9,300

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

The subjects may benefit from 100% Small Business Rates Relief.

EPC

Available from the Sole Selling Agents.

PRICE

Offers in the region of £75,000 are invited for the Heritable Title.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

VIEWING

Viewing is through the Sole Selling Agents.



To arrange a viewing please contact:



Garth Davison
Director
garth.davison@g-s.co.uk
07809 490 581



Charles Clark
Graduate Surveyor
charles.clark@g-s.co.uk
07423 693461

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: August 2025