

INVESTMENT FOR SALE

Prime hospitality premises

Prominent location within
popular University and tourist
town of St Andrews

Let until 15 December 2049 with
option to extend to 2074.
Current Rent £45,000 p.a.

Operated by T Squared Social-
company backed by Tiger
Woods and Justin Timberlake.

GIA: 310 sq. m. (3,345 sq. ft.)

Offers in excess of
£650,000 (6.59% NIY)



VIDEO TOUR



WHAT 3 WORDS



119 NORTH STREET, ST ANDREWS, KY16 9AD

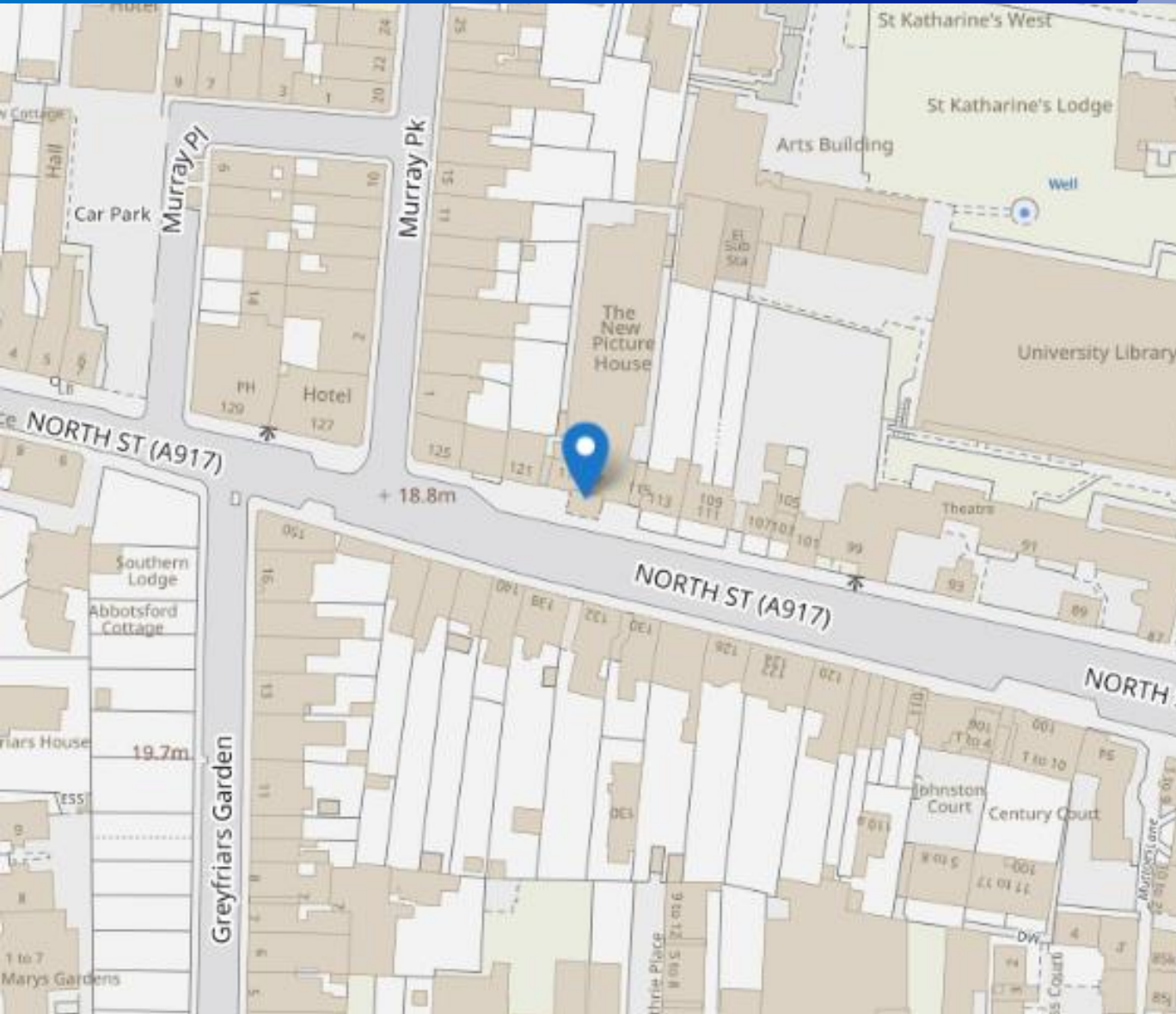
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Location

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LOCATION

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 subject is situated at the northern extent of North Street which is located on the fringe of the main commercial centre and adjacent to the university campus. The surrounding area comprises a mix of retail, office, licensed and residential properties.

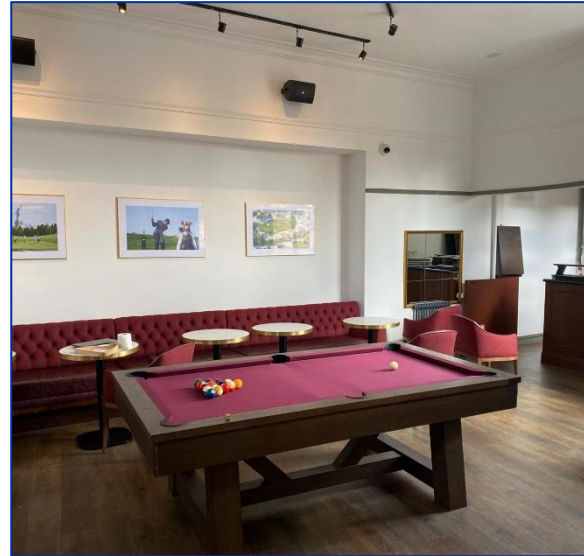


FIND ON GOOGLE MAPS



Description

119 NORTH STREET, ST ANDREWS, KY16 9AD



DESCRIPTION

The subjects form part of the Category B Listed building formerly known as The New Picture House, understood to date from 1931 and now operated by T-Squared Social as a sports and entertainment venue.

T-Squared Social is an internationally recognised leisure and entertainment operator backed by Justin Timberlake and Tiger Woods.

Access is via a ground floor stairwell entrance from North Street with the principal accommodation located on the upper floors.

The accommodation comprises an open-plan restaurant and bar providing approximately 70 covers, together with a bar and waiting area offering additional seating. The property also benefits from a fully fitted kitchen, storage areas, office accommodation, and WC facilities. Externally, there is a small outdoor seating area to the front elevation.

ACCOMMODATION

	m ²	ft ²
Ground and first floor		
Entrance, Bar & Restaurant, Kitchen, Storage, Office, and WC facilities.	310.76	3,345
Total	310.76	3,345

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



LEASE TERMS

The subjects are let to TS SA PROPERTY HOLDINGS LIMITED on full repairing and insuring terms until 15th December 2049 with an option to extend to 2079.

The annual rent is currently £45,000 with 5 yearly upward only rent reviews starting from the 16th December 2029.

A copy of the lease can be provided to all interested parties.

PRICE

Our client is inviting offers in excess of £650,000 for their heritable interest. This represents a Net Initial Yield of 6.59%.

The tenant has right of first refusal to purchase.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at

Rateable Value: £52,750

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

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.

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