

DM HALL

To Let /
For Sale

Industrial Warehouse Premises

Capable of Sub-division

Front Lebanon,
Cupar, KY15 4EA

66.72 SQ M - 1,252.01 SQ M
718 SQ FT - 13,477 SQ FT



Property Details

- Industrial premises extending to 13,477 sq ft
- Capable of sub-division
- 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 with a gross internal area of:

1,252.01 sqm (13,477 sq ft)

Should the premises be sub-divided, the gross internal areas would be as follows:

ACCOMMODATION	SQ M	SQ FT
Unit 1	178.88	1,925
Unit 2	66.72	718
Unit 3	468.25	5,040
Unit 4	424.62	4,571
Office & Welfare	107.09	1,153
Total	1,252.01	13,407

ENERGY PERFORMANCE:

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



Property Details

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are entered in the 2026 Valuation Roll with a Rateable Value of £34,300.

PROPOSAL:

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

Should the premises be sub-divided, quoting rents for the individual units are available upon application.

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:

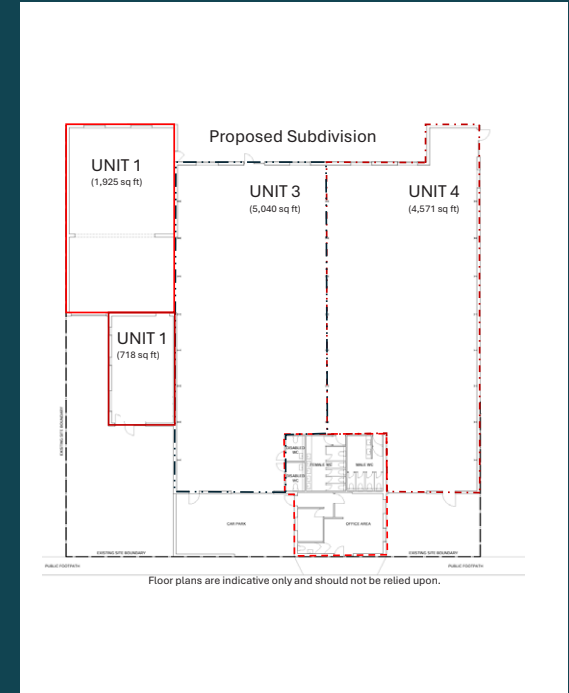
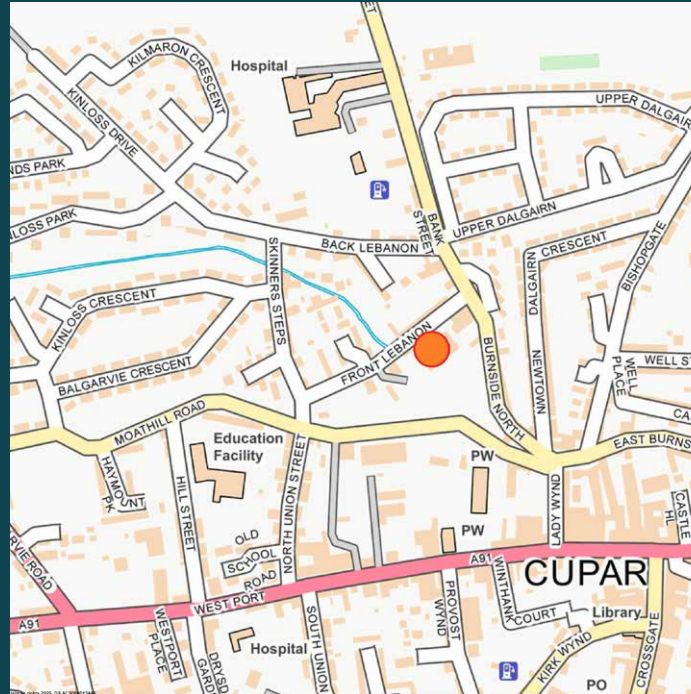
All prices quoted are exclusive of VAT which may be chargeable.

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



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors