TO LET

29/31 Crossgate
Cupar KY15 5HA



Retail Unit - To Let
*Subject To Vacant Possession

Ground Floor: 10,130 sq ft

Rent: Offers over £45,000 pa

Location
Cupar is the principal town of north-east Fife, situated approximately 15 miles south of Dundee and 25 miles north-east of Edinburgh. The town acts as an important administrative and market centre for the surrounding rural area, with a population of around 9,000 and a wider agricultural catchment. Cupar has a long-established history as a county town, with a mix of local services, independent retailers, and a traditional town centre environment.

Crossgate benefits from strong connectivity to the town centre amenities, nearby public transport links, and convenient on-street parking provisions. Its central position and steady footfall make it well suited to a range of retail, leisure, and service-oriented uses. Nearby occupiers include Greggs, Boots, Lloyds Pharmacy, Semichem and TGJones.

Accommodation
The subject property is arranged over ground level extending to the following approximate net internal area:
Ground Floor: 10,130 sq ft / 941.11 sqm

Lease Terms
The premises are available on the basis of a new full repairing and insuring lease for a negotiable period of time, subject to upwards only rent reviews.

Rent
Offers over £45,000 pa exclusive of VAT are invited.

Rates
Rateable Value: £33,900
UBR (2026/27): £0.481
Rates Payable: £16,272 pa

Planning / EPC
The premises currently benefit from Class 1A consent. An EPC report is avaliable on request.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

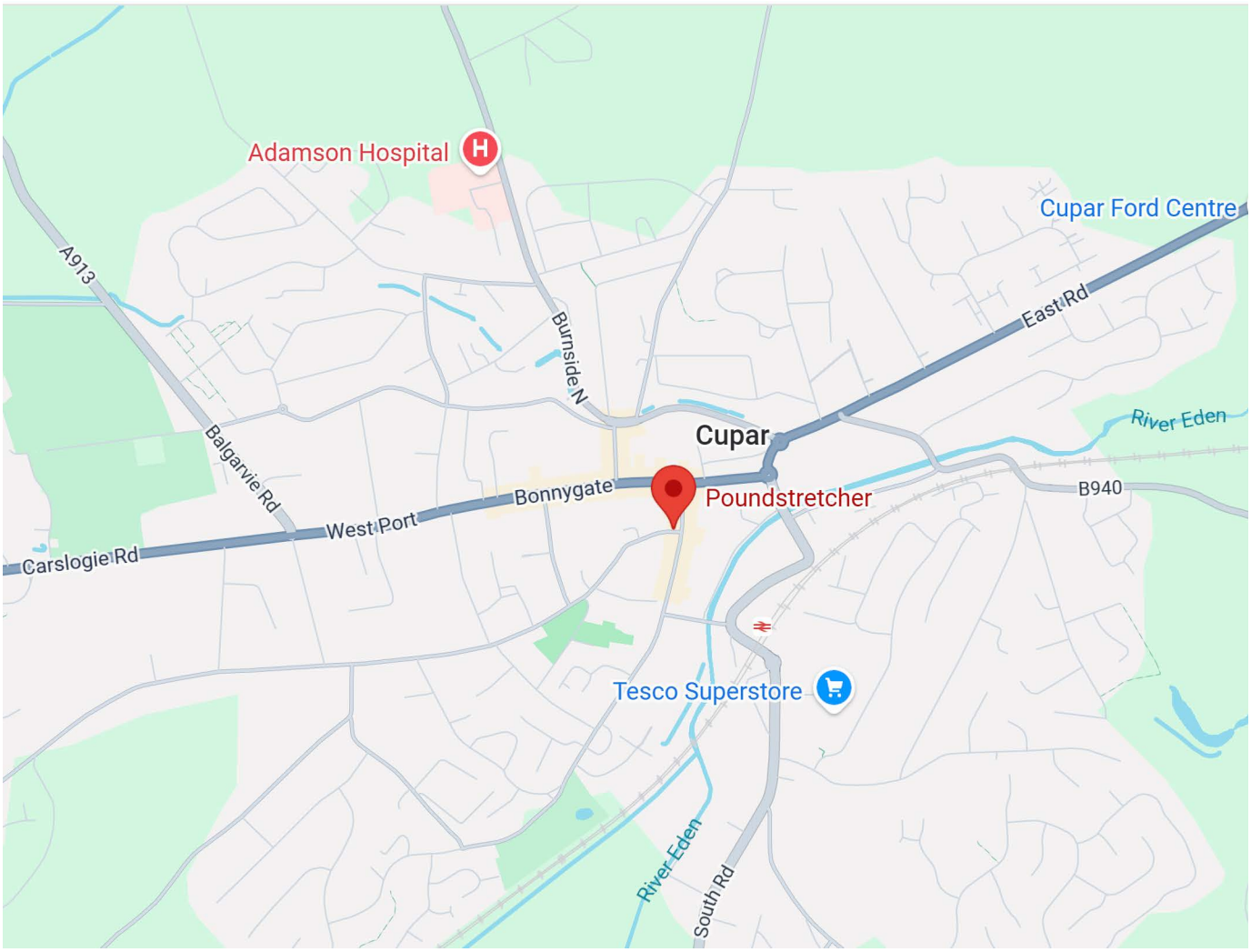
Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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