



**ALLIED**  
**SURVEYORS**  
SCOTLAND

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**FOR SALE**

**35A, 35B & 35C Market Street, St Andrews, Fife, KY16 9NT**

- ✔ Rarely available flatted portfolio project in the centre of St Andrews
- ✔ Excellent 'value add' renovation opportunity close to university buildings
- ✔ Situated within a short walk of shops, bars, cafes and restaurants
- ✔ Extends to an approximate gross internal area of 130.42 sq m (1,403 sq ft)
- ✔ Offers over £440,000 invited for the heritable interest

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

St Andrew's is a highly desirable and historic town situated on the north-east coast of Fife approximately 15 miles south of Dundee and 50 miles north-east of Edinburgh.

With a resident population of some 25,000 persons, St Andrews is world renowned for being the 'home of golf' and its coastal location attracts tourists year-round. In addition, the University of St Andrews is highly sought after, attracting local and international students

The subject is located opposite Baker Lane on the north side of Market Street close to its junction with Union Street.

Nearby occupiers include: Sainsbury's Local, Domino's Pizza, Mountain Warehouse and a branch of TSB Bank.

## DESCRIPTION

The subjects comprise three flats forming part of a two-storey detached block surmounted by a pitched pantile roof. The properties are set back off Market Street and accessed via a pedestrian pend.

Each flat provides a kitchen, bathroom, living room, double bedroom and an element of storage space. With the exception of the ground floor flat they are accessed off a common staircase and landing.

All of the properties are currently in poor condition with dated fixtures and fittings and would benefit from extensive renovation and upgrade throughout.

To the rear of the block is a drying green with the flats enjoying shared access.

## ACCOMMODATION

According to our recent measurement survey the approximate gross internal areas of the subjects are:

Flat	Floor	Sq M	Sq Ft
35A Market Street	Ground	43.96	473
35B Market Street	First	40.54	436
35C Market Street	First	45.92	494

**Total Approximate  
Gross Internal Area** **130.42 1,403**

## PRICE

Our client is seeking offers over £440,000 exclusive for the heritable interest in the subjects.

## VAT

We understand the subjects are not elected for VAT.

## TENURE

Heritable (Scottish equivalent to English freehold).

## UTILITIES

The properties are served by mains gas, water and electricity supplies.

## COUNCIL TAX

The Council Tax band rating for all properties is: B

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Ratings are as follows:

35A Market Street: D

35B Market Street: D

35C Market Street: E

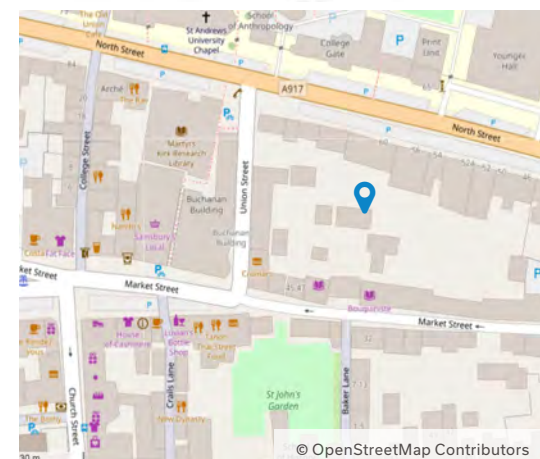
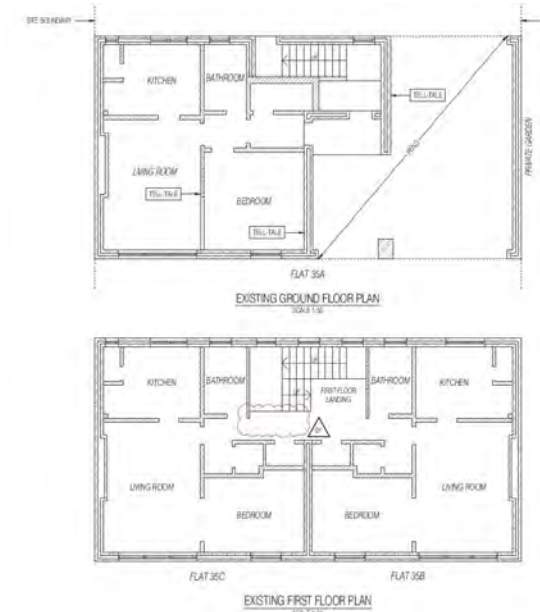
Recommendation reports for each property are available on request.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for Land and Building Transaction Tax (LBTT) and Registration Dues. In addition, the purchaser will meet Fife Council's Estate Fees and Legal Fees.



## VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent: Allied Surveyors Scotland Ltd.

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