



- Warehouse Unit in established estate
- Extensive Secure Yard and Car Parking Area
- Offers over £20,000 per annum for new FRI lease
- 5-ton Crane and 7 metre eaves height
- 465 sq m (5,000 sq ft) or thereby
- Excellent scope for extension of unit

In Brief

The Property is located on Commerce Street in Cupar Muir Industrial Estate approximately 2.21 km (1.37 miles) west of the town of Cupar in central Fife, Scotland.

The property is located a short distance from the A91 providing good access to the main road networks.

CUPARMUIR INDUSTRIAL ESTATE

CUPARMUIR, FIFE, KY15 5SL

Enquiries

Gavin Russell BSc (Hons) MRICS
01738 494125
gavin.russell@bidwells.co.uk

5 Atholl Place, Perth, PH1 5NE

Additional Information

Description

Cupar Muir is a small industrial estate comprising a number of small to medium local businesses ranging from office/workshop users to engineering/manufacturing firms.

Occupiers include Related Fluid Power Ltd, Contract Solutions Precision Engineering, AM Sports, Law and Hamilton and Sellars Agricultural Ltd.

Accommodation

The Property previously formed part of larger premises with the remainder now separately occupied. All access to these units has since been blocked up to provide a standalone unit.

The warehouse incorporates 5-ton carnage and has an eaves height of circa 7 metres and an apex of 9.5 metres.

The unit extends to circa 465 sq m (5,000 sq ft) or thereby.

The yard area is fully secured and offers an excellent opportunity to extend the existing unit to suit individual tenants needs.

Services

We understand that the Property benefits from mains supplies of electricity (Three-phase), water and that drainage is to the public sewer.

Rent

Offers over £20,000 per annum are invited.

Terms

Full Repairing and Insuring Terms for a negotiable number of years.

Business Rates

The subjects will require to be reassessed for business rates purposes.

The rates multiplier for the current tax year 2016/2017 is 48.4p in the pound for properties with a rateable value under £35,000.

Small Business Rates Relief may be available, please call for further information.

Legal Costs

Each party shall be responsible for their own legal costs with the ingoing tenant responsible for LBTT, registration dues and VAT thereon.

Value Added Tax

Prices are quoted exclusive of VAT which may be applicable.

Important Notice

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