

FOR SALE
OFFICE INVESTMENT



**12-14 St. Catherine Street
Cupar, KY15 4LS**

- Income producing office building
- Attractive period property
- Let to a variety of tenants
- Passing rent £55,078 per annum
- Offers in the region of £475,000
- NIY 11.11%
- VAT Free

LOCATION

The subjects are located in the popular market town of Cupar within the north east of Fife. The town has an estimated population in the region of 8,500 persons and is host to a mainline train station. The historical town of St. Andrews lies approximately 9 miles to the east with the larger commercial centres of Dundee and Perth lying approximately 13 & 24 miles respectively.

More precisely, the property sits on the north side of St. Catherines Street, close to its junction with Crossgate and Bonnygate within the heart of the town centre. Surrounding occupiers are mixed commercial and residential in use.

The approximate location is shown by the plan.

DESCRIPTION

The subjects comprise an income producing office building laid out over ground, first, second and basement floor levels. Access to the property is directly off St. Catherines Street with 2 x access doors.

The subjects are currently let out to a variety of different tenants. Accommodation is cellular in design and well presented throughout.

The property has recently undergone refurbishment and upgrading internally and externally.



ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area: 610.04 sq.m (6,566 sq.ft)

FLOOR	DESCRIPTION	SQ.M.	SQ.FT.
Ground	Office	179.00	1,927
First	Office	147.70	1,590
Second	Office	152.50	1,642
Basement	Office	130.83	1,408

RATEABLE VALUE

The subjects have a Net and Rateable Value as follows;

ADDRESS	DESCRIPTION	RATEABLE VALUE
12 St. Catherine St	Office	£6,500
12 St. Catherine St	Office	£11,700
12 St. Catherine St	Office	£11,500
14 St. Catherine St	Office	£15,200

The unified business rate for the year 2025/2026 is 49.9p exclusive of water and sewerage rates.



TENANCY

Address	Tenant	Lease Start	Lease Expiry	Rent (pa)
12 St. Catherine St (Basement)	Lynsey Donaldson	14.10.2024	30.11.2027	£8,400 *rent is exclusive of SC
12 St. Catherine St (First Floor)	Leuchars Storage Ltd	01.03.2024	28.02.2029	£6,489 *rent is inclusive of SC
12 St. Catherine St (First Floor)	Forbes Macpherson LLP	01.03.2024	28.02.2029	£6,489 *rent is inclusive of SC
12 St. Catherine St (Second Floor, Rm 1)	Kate Hogg Counselling	01.09.2025	Monthly rolling	£1,800 *rent is inclusive of SC
12 St. Catherine St (Second Floor, Rm 2)	Kate Hogg Counselling	01.01.2025	31.12.2025	£3,000 *rent is inclusive of SC
12 St. Catherine St (Second Floor Rm 3)	Haar St. Andrews Ltd	01.01.2025	31.12.2025	£3,000 *rent is inclusive of SC
12 St. Catherine St (Second Floor Rm 4)	Haar St. Andrews Ltd	01.01.2025	31.12.2025	£6,000 *rent is inclusive of SC
12 St. Catherine St (Second Floor Rm 5)	Lois Christie	18.08.2025	17.08.2026	£3,000 *rent is inclusive of SC
12 St. Catherine St (Second Floor Rm 6)	Robin Black	21.10.2025	20.10.2026	£2,400 *rent is inclusive of SC
14 St. Catherine St	St Andrews Management Centre Ltd	01.03.2020	30.04.2027	£14,500 *rent is exclusive of SC

All leases are subject to annual rental increases. Further lease information regarding lease deposits, service charge and rental increases can be made available to all genuinely interested parties from the Sole Selling Agents.

PRICE

Offers in the region of £475,000 are invited for the Heritable Title, subject to the lease agreement in place.

A purchase at this level represents a NIY of 11.11%.

LEGAL COSTS + VAT

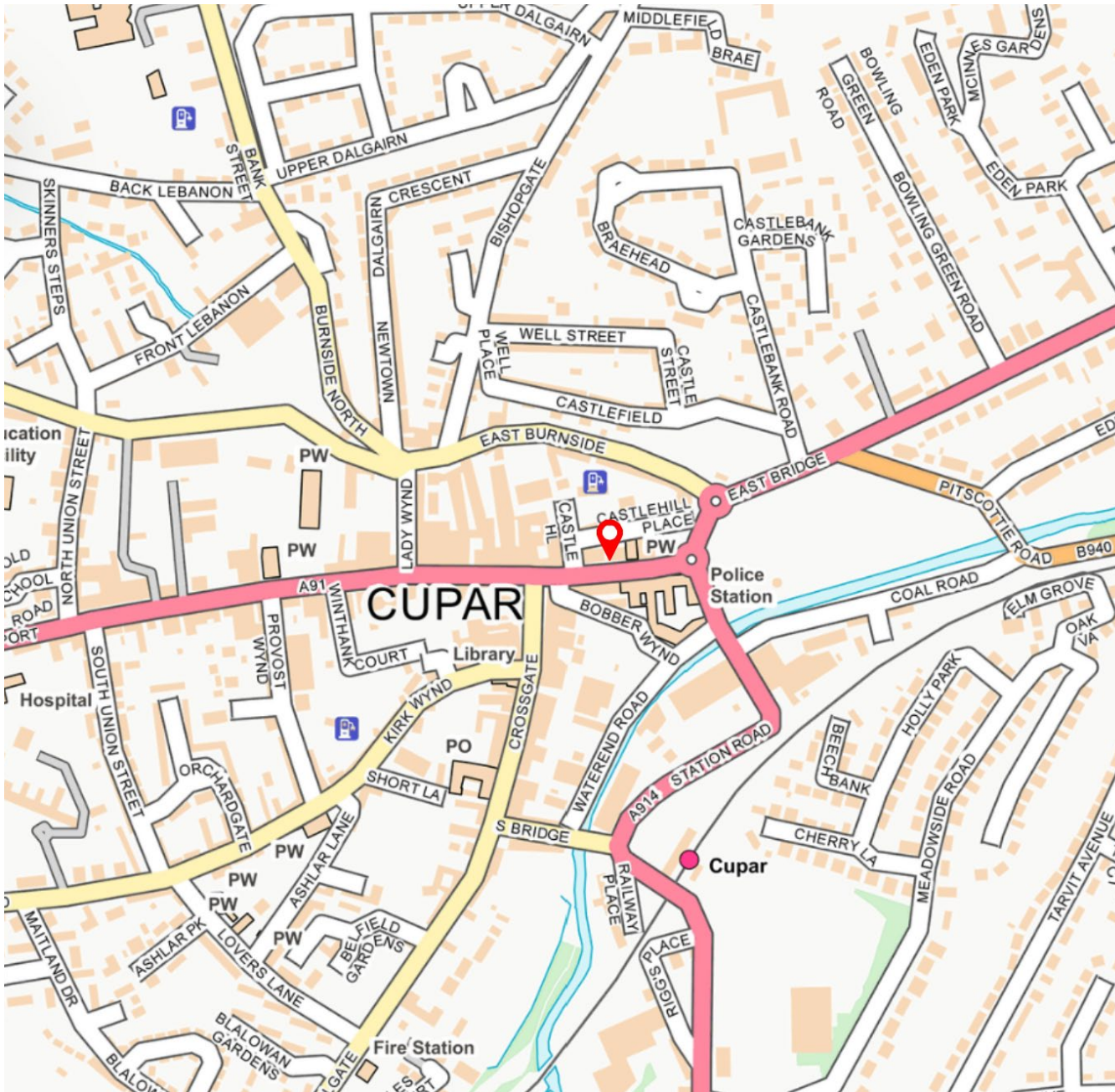
Each party to bear their own legal costs associated with this transaction.

The property is not elected for VAT.

VIEWING

Viewing is through the Sole Selling Agents





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.