

For sale

31 Marketgate North, Crail, KY10 3UG

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Location

Crail is a picturesque coastal village in the 'East Neuk of Fife' on the South Eastern tip of the region. Crail is approximately 26 miles east of Kirkcaldy; 19 miles south of St Andrews and an hour's drive from Edinburgh.

The property occupies a prominent, central position on the corner of North Marketgate and St Andrews Road (A917).

The surrounding area comprises Crail Town Hall, Crail Museum and Heritage Centre and a Co-Op along with shops and cafes interspersed with residential dwellings and holiday lets.

Description

The C- listed property forms the ground floor of an end terrace, traditional, stone built building arranged over three floors under a pitched and slated roof.

The property comprises a small open plan area to the front with associated strong room and a separate office room along with a toilet and kitchen located to the rear and accessed up a small flight of steps. An emergency exit leads onto a neighbouring courtyard to the rear. An ATM machine is to be retained at the property. This will be sited at the front of the property along with a small area immediately to the rear of the unit.

The retail area benefits from good levels of natural daylight and includes ornate features such as cornicing and wooden panelling below dado level.

Windows are timber framed and single glazed throughout and the walls and ceilings are painted and plastered. Lighting is provided via fluorescent strip lights mounted to the ceiling. Power is provided via floor boxes and recessed sockets and heating is by wall mounted gas fired radiators.

Access to the premises and ATM is provided via a DDA compliant ramp and some steps.

Accommodation

The subjects provides the following approximate dimensions and net internal floor areas:

Ground Floor	51.33 sq m	552 sq ft
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Guide Price & Tenure

Offers over **£50,000** are sought for our client's heritable interest in the site.

Tenure

The property is being sold with Vacant Possession with the exception of the ATM letting. The property will be sold subject to certain restrictions preventing the following uses: Businesses involving money lending, pawnbrokers/adult sex shops, bookmakers or other gambling businesses, banks/building societies, bars/public houses, the sale of firearms and the sale of any paraphernalia associated with illegal drugs.

Leaseback to ATM

The bank's ATM will remain in situ to which the bank will be granted a Right of Access to the ATM Secure Room for the purposes of servicing it. Upon completion of the sale a new lease will be granted to Royal Bank of Scotland Plc who will pay an annual rent of £2,000 per annum, inclusive of VAT. The tenant will be granted an initial period of 3 months' rent free at commencement of the lease. The tenant will insure the ATM unit only. In addition, the tenant will be permitted to install a CCTV system in connection with the ATM. The tenant will remove the ATM and any CCTV system at the end of the lease term. The lease is on standard lease terms and cannot be negotiated by the purchaser. A copy of the lease will be provided on request.

Services

The Tenant will make a £300 p.a. payment, for the duration of the tenancy, to the Landlord as a contribution towards the Landlord's utility and maintenance costs.

Rates

We understand that the property is assessed as follows:

Rateable Value: £3,850
UBR (2017/18): 46.6p
Rates Payable: c. £1,794

Legal Costs

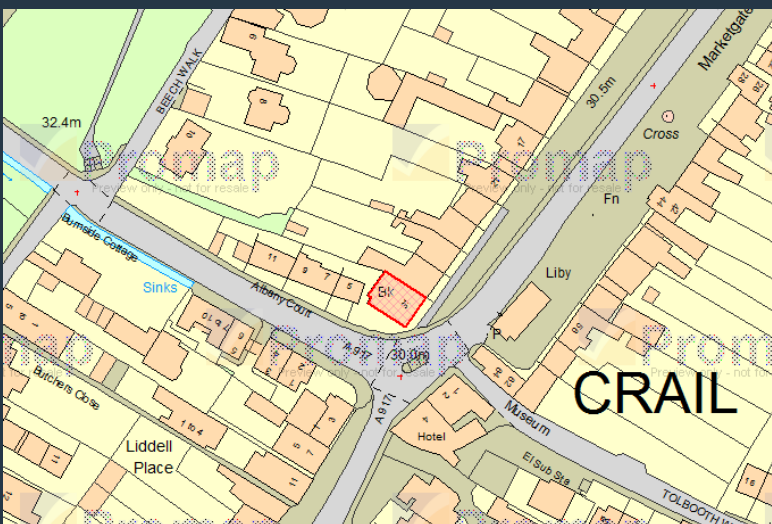
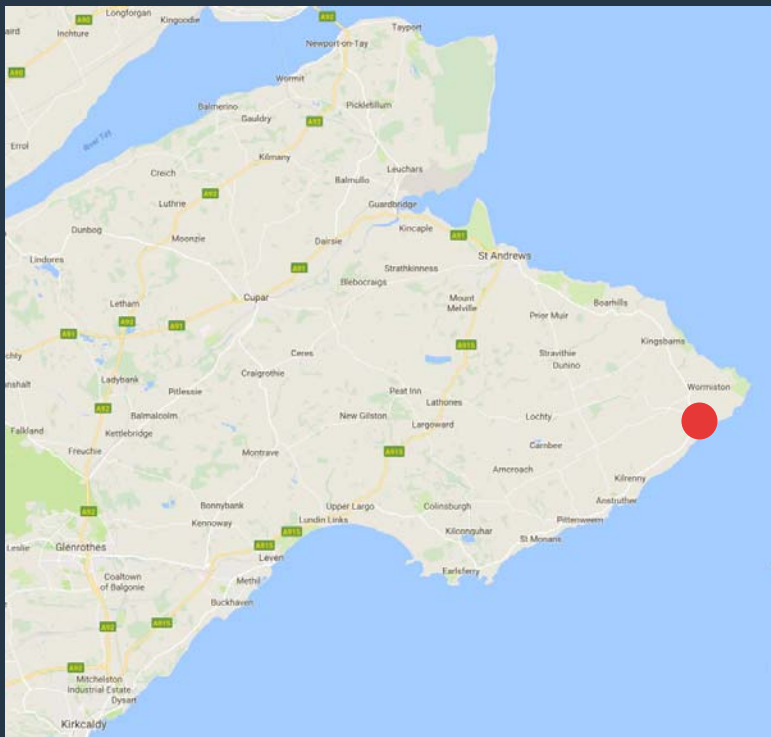
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A full energy performance certificate is available on request.

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



GVA

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November 2017

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