



ST ANDREWS

107 SOUTH STREET

KY16 9QW

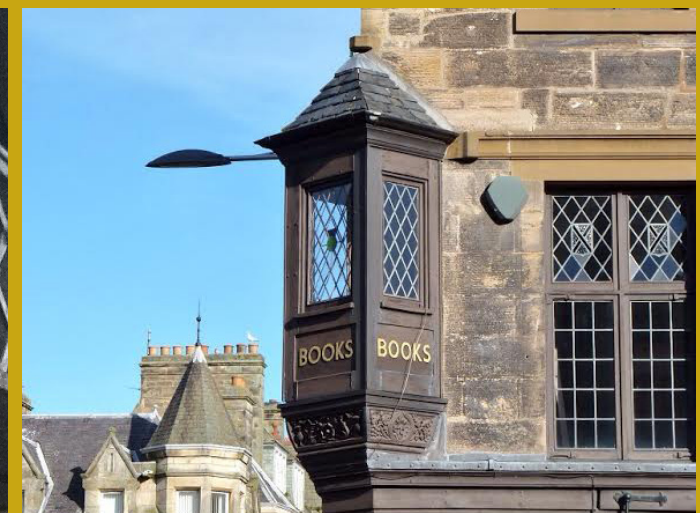
FOR SALE

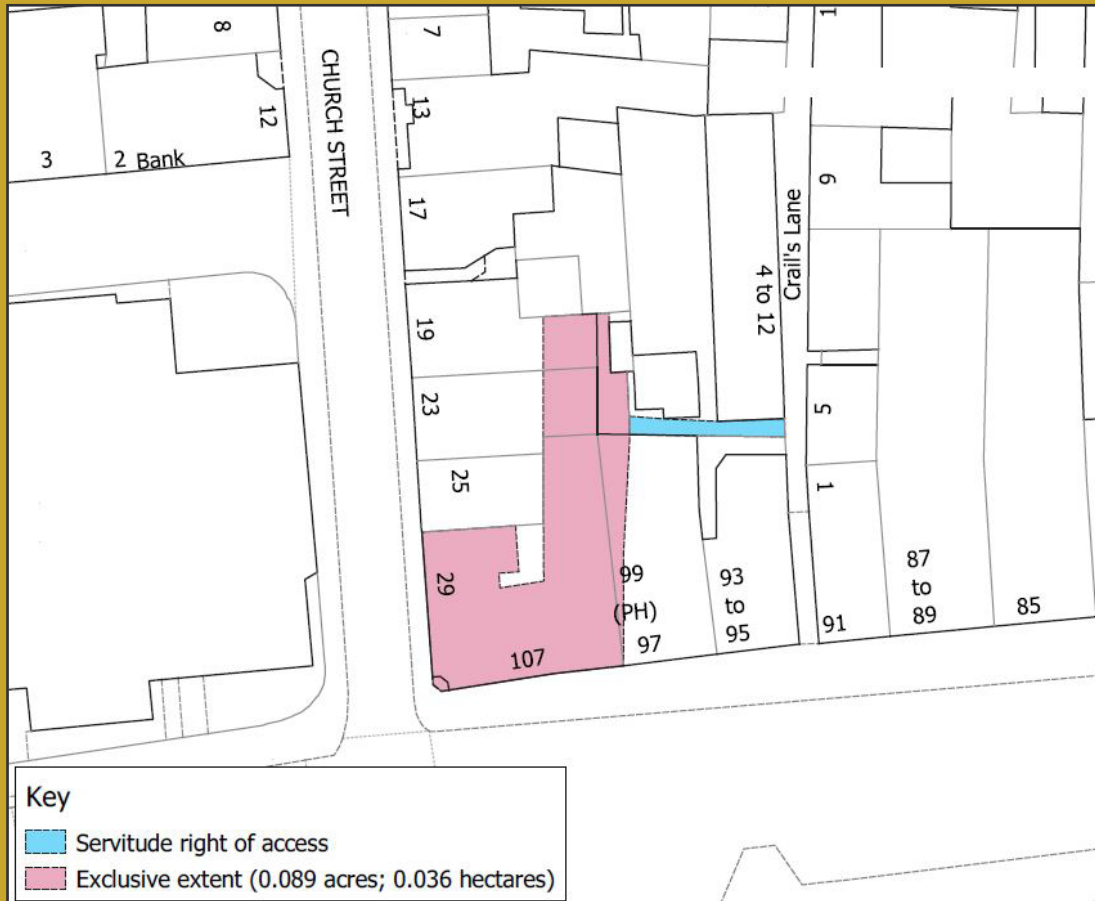
Offers over
£1.8m

savills

KEY POINTS

- Rare opportunity to acquire a freehold (heritable interest) in centre of St Andrews.
- Prominent position on corner of South Street and Church Street, with over 3,000 sq ft of retail at ground floor, and additional retail accommodation at 1st floor level.
- Excellent potential to residential conversion of the upper floors, along with a cottage at the rear (Weavers Cottage).
- The building may also be suitable for alternative uses such as Class 3, subject to planning consent.
- Offers over £1.8m.





ACCOMMODATION

The property is Category C Listed and is arranged over ground, 1st, 2nd and 3rd (attic) floors. The cottage located to the rear is in a dilapidated state and is arranged over ground and 1st floors with access to this via Crail's Lane.

107 SOUTH STREET			WEAVERS COTTAGE		
DEMISE	SQ FT	SQ M	DEMISE	SQ FT	SQ M
Ground Floor:	3,149 sq ft	292.54 sq m	Ground Floor:	425 sq ft	39.48 sq m
First Floor:	844 sq ft	78.41 sq m	First Floor:	425 sq ft	39.48 sq m
Second Floor:	832 sq ft	77.29 sq m			
Third Floor / Attic:	435 sq ft	40.41 sq m			
TOTAL:	5,260 SQ FT	488.65 SQ M	TOTAL:	950 SQ FT	78.96 SQ M





PROPOSAL

Offers in excess of **£1,800,000 (One Million Eight Hundred Thousand Pounds)** are sought for the freehold interest in this property.

PLANNING

All interested parties should make their own enquiries to Fife Council Planning Department to discuss the potential uses and development options with this property.

EPC

Full Energy Performance Certificate available on request.

VAT

The property has been elected for VAT.

AML

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