

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Motor Dealership**

Eden Valley Business Park, East Road,
Cupar KY15 4RB

CONTACT **Peter Nicholas**
07879 487646 | peter.nicholas@rapleys.com
Tom Cooley
07795 672154 | tom.cooley@rapleys.com



Established motor dealership

Prominent roadside location

1,175 sq m on 0.81 hectares
(12,648 sq ft on 2.00 acres)

Extensive vehicle parking

Suitable for a variety of
alternative uses, subject to
obtaining the necessary
consents

The heritable interest could be
made available by separate
negotiations with the landlord

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Location

Cupar is a historic town in Fife with a population of 9,000 and located 10 miles west of St Andrews, 15 miles south of Dundee and 10 miles northeast of Glenrothes.

The A91 links Cupar to St Andrews to the east and Kinross to the west at Junction 6 of the M90 Motorway, further linking to Perth and Edinburgh. Perth and Dundee are within a 25 minute drive time, whilst the town benefits from a mainline railway station together with good road links which provide easy access to the motorway network.

The property overlooks a roundabout on the A91 at the entrance of the Eden Valley Business Park, with other occupiers including Cupar **Ford**, **Howdens** builders merchants, **John Deere** and **Caulders Garden Centre**.

Other automotive related occupiers in Cupar include Fife **Mitsubishi**, **Subaru** and **Isuzu** and **Suzuki Motorcycles**, together with various agricultural and country stores.

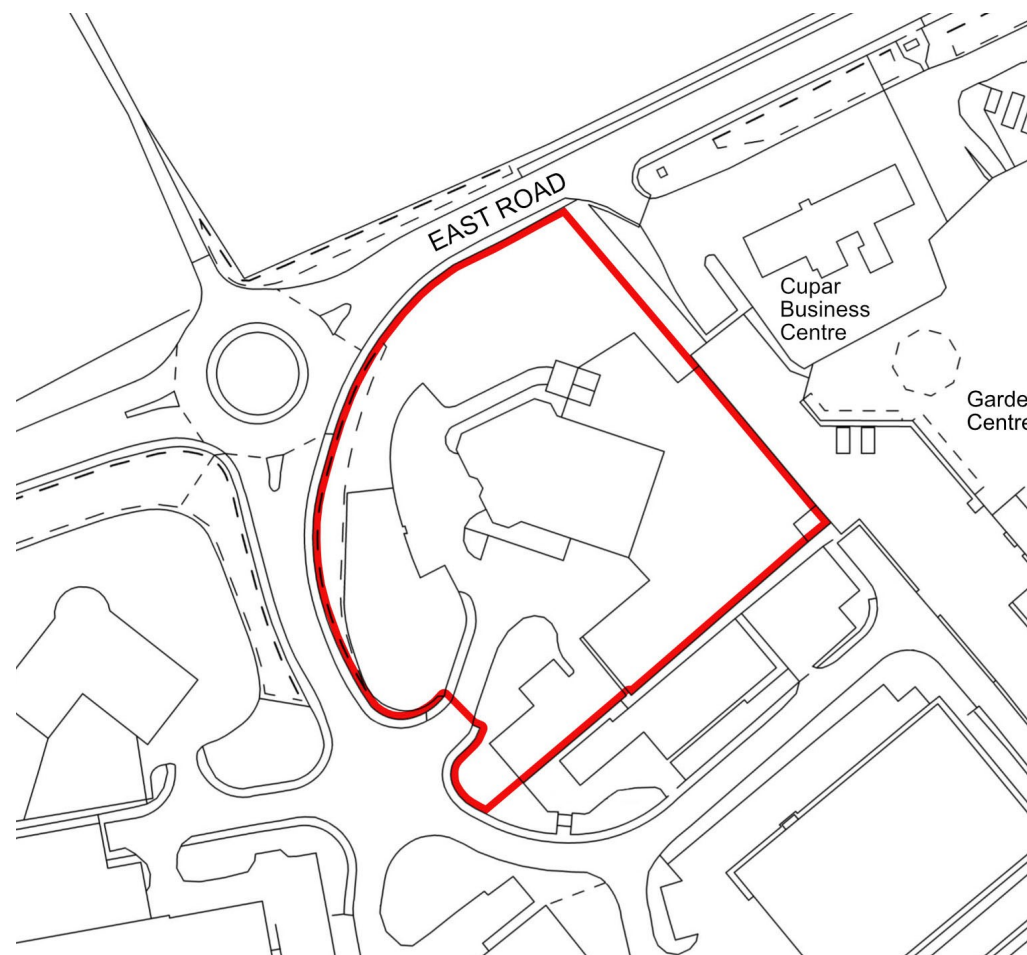
Description

The property comprises of a purpose-built motor dealership facility internally arranged to provide showroom, office, workshop and parts storage, together with first floor office and ancillary accommodation. The showroom benefits from extensive glazing and can accommodate 7 vehicles.

To the rear of the property are the workshop and parts stores with ancillary accommodation. There are further detached valeting and plant buildings to the rear of the main dealership facility.

The property is situated on a large site extending to 2 acres, part of which incorporates a 4x4 test track. Externally, the site is mainly laid to tarmacadam with feature shingle for vehicle display areas, providing parking and display for 117 vehicles.

The property offers scope for alternative uses, subject to appropriate planning consents.



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Accommodation

The property comprises the following approximate floor areas:

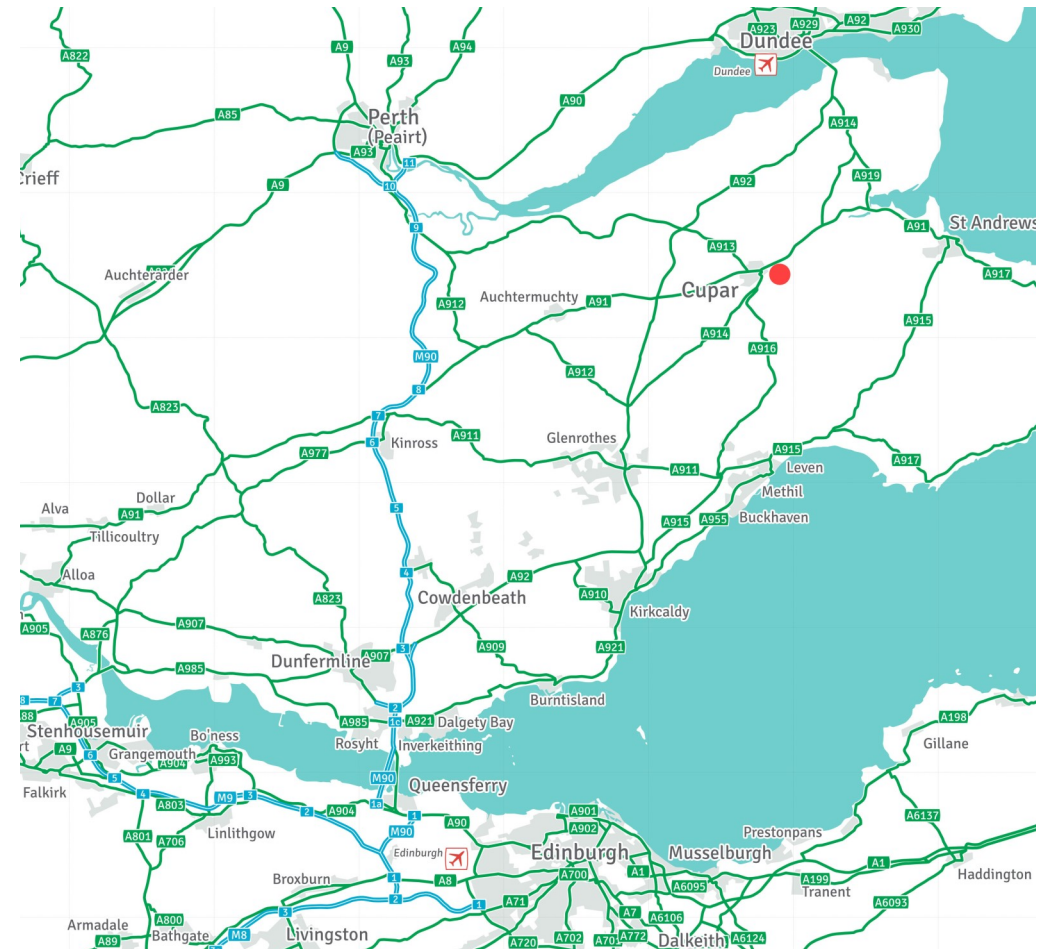
	Sq m	Sq ft
Showroom	305.70	3,291
Offices & ancillary	89.17	960
Parts store	83.33	897
Workshop	386.67	4,162
Ancillary	37.17	400
First floor offices	74.36	800
First floor ancillary	39.77	428
First floor parts store	67.33	725
Detached valet & plant	91.50	985
Total	1,175.00	12,648

	Hectare	Acre
Total Site Area	0.81	2.00
Total parking		117 spaces

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rating

We are advised that the Rateable Value for the property is £106,000 and the UBR for 2020/21 is 55p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.saa.gov.uk>.



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Energy Performance

Energy Performance Asset Rating: TBC.

Tenure

The property is currently held on a lease expiring on 21 December 2031.

Terms

The property is available by way of a new sublease on terms to be agreed. Further information upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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