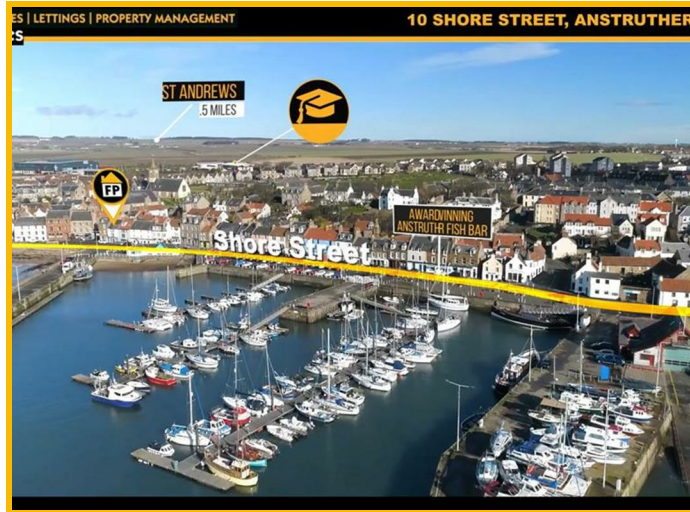




10 Shore Street, Anstruther, KY10 3EA
Offers Over £130,000



GOLDEN OPPORTUNITY to acquire a commercial premises in a PRIME LOCATION across from Anstruther harbour and beach. Finished to a high standard the overall floor space is approximately 32m². The current rateable value is £4,350. PERSONAL PROPERTY and LOCATION TOUR available online.



LOCATION

Anstruther is a charming fishing village in the East Neuk of Fife. Located 9 miles Southeast of St Andrews, it is the largest in a string of delightful, old-fashioned fishing villages along the stretch of the Fife coast known as the East Neuk. Its main industry is tourism, fishing and farming. Recreationally there is a harbour, golf course and the Fife Coastal Path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and Waid Academy which is one of the top-performing secondary schools in Fife. Making this one of the most desirable places to live.

DIRECTIONS

Please contact agent for further information.

SHOP FLOOR

17'8" x 14'6" (5.40m x 4.44m)

Access is via a glazed timber door with external storm doors, leading into the main shop area. 2 windows to the front provide ample display space for products to be seen from the outside. Fixed worktops with wet walled splashbacks and space for freestanding appliances below. Several appliances are available to come with this premises subject to negotiation. Stainless steel hand wash area. Partially tiled and wet walled. Anti-slip flooring.

PREP AREA

9'3" x 9'3" (2.84m x 2.83m)

Good-sized prep area with a fixed worktop, electric hob, 2 stainless steel sinks and space for freestanding appliances below. Fixed dining/workspace with shelving/storage above. Area of fitted shelving with a sliding door leads to the WC. Partially wet walled. Anti-slip flooring. Glazed timber door provides access to the courtyard.

W.C.

5'2" x 4'5" (1.58m x 1.37m)

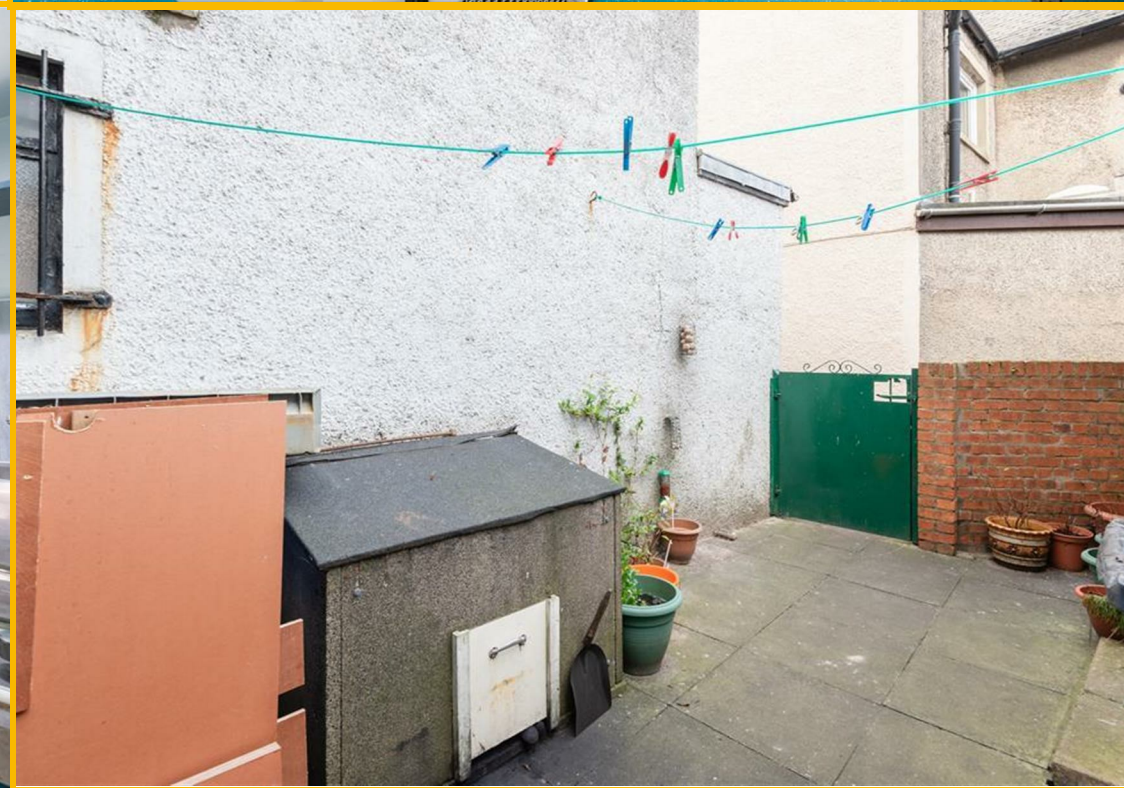
2-piece suite comprising: W.C and a wash hand basin. Opaque window to the rear. Fully wet walled. Anti-slip flooring.

COURTYARD

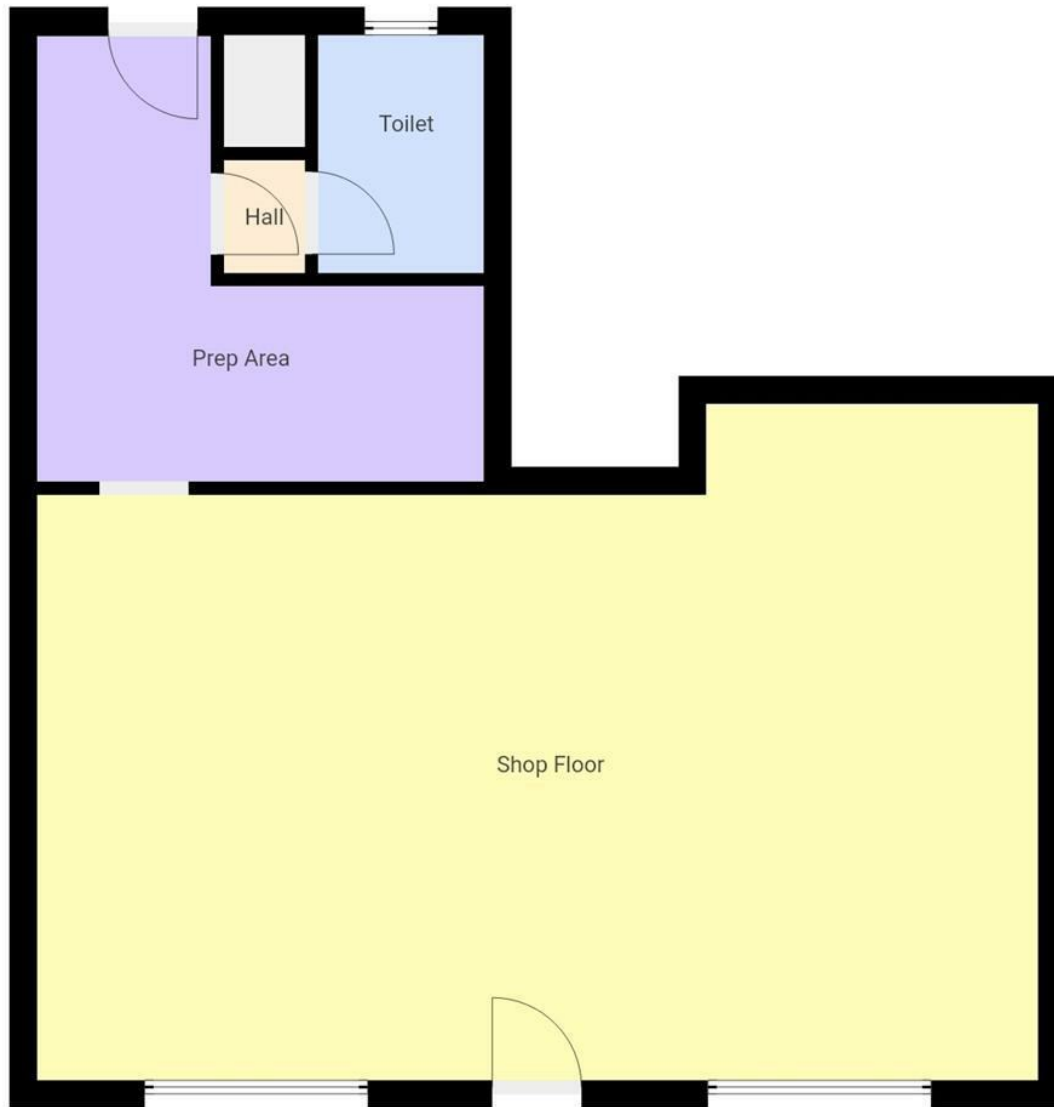
To the rear is a fully paved, shared courtyard providing an area for bin storage. A timber gate to the rear leads to a path for easy access to Cunzie Street and Cards Wynd.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.