

# 26-30 Rodger Street Anstruther, Fife KY10 3DN

lot 13

## Heritable Bank and Office Investment

- Bank let to The Royal Bank of Scotland plc until 2027 (No breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021
- Upper parts let to accountants, with future change of use potential (subject to lease and consents)
- Royal Bank of Scotland option to extend lease for a further 20 years
- Popular and attractive seaside town close to St Andrews
- VAT-free investment

Rent  
**£19,000**  
per annum  
exclusive



### Location

Miles: 10 miles south-east of St Andrews  
35 miles south-east of Perth  
50 miles north-east of Edinburgh  
Roads: A915, A917, A92, M90 (Junctions 1 & 2)  
Air: Edinburgh Airport

### Situation

Anstruther is a popular and attractive seaside town located 10 miles south-east of St Andrews. The property is prominently situated on the east side of Rodger Street amongst a number of independent retailers, close to the seafront and Anstruther's picturesque harbour.

### Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and self-contained office accommodation on the first and second floors.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Mhairi Jarvis. Email: mhairi.jarvis@acuitus.co.uk

## Tenancy and accommodation

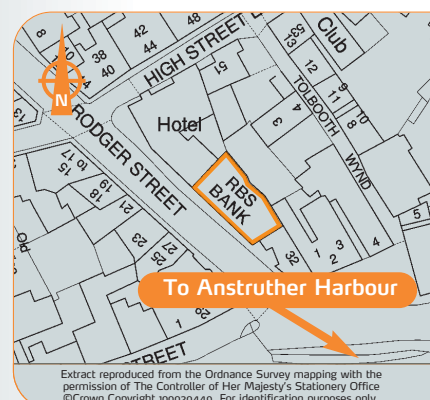
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Ancillary	37.81 sq m (407 sq ft)	<b>THE ROYAL BANK OF SCOTLAND PLC (1)</b>	Approx 21 years from 13/12/2006 until 11/12/2027	£11,000	11/12/2021 (2)
Ground	Banking Hall	108.97 sq m (1,173 sq ft)				
First	Office	72.00 sq m (775 sq ft)	<b>HENDERSON BLACK &amp; CO ACCOUNTANTS (3)</b>	7 years from 29/05/2011 (4)	£8,000	(28/05/2018)
Second	Office	66.05 sq m (711 sq ft)				
<b>Totals</b>		<b>284.83 sq m (3,066 sq ft)</b>			<b>£19,000</b>	

- (1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)
- (2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.
- (3) Henderson Black & Co Accountants trade from three offices in Cupar, St Andrews and Anstruther.
- (4) The lease provides for a mutual option to determine in May 2016.

**For further details please contact:**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**  
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