

# DM HALL

# For Sale

Residential  
Investment  
Opportunity

11 Newtown  
Cupar  
KY15 4DD



# Property Details

- Block of 6 individual flats
- Situated in established residential area
- Current rental income £17,280 per annum
- Initial gross yield of 5.6% with strong rental growth prospects
- Offers in the region of £230,000 are invited

## LOCATION:

Cupar is a former market town in North East Fife, having resident population just in excess of 9,000 persons but also serves as a centre for a large rural hinterland. The town contains a mixed range of commercial businesses in the busy town centre with well established industrial users located in business parks and industrial estates on the eastern outskirts of the town.

Cupar lies approximately 11 miles north-east of Glenrothes which is the main administrative and commercial centre for the whole area, while the historic university town of St Andrews lies some 9 miles due east. The cities of Perth and Dundee are within convenient travelling/commuting distance while the town also benefits from a mainline railway station, together with good road links providing access to the Central Scotland motorway network

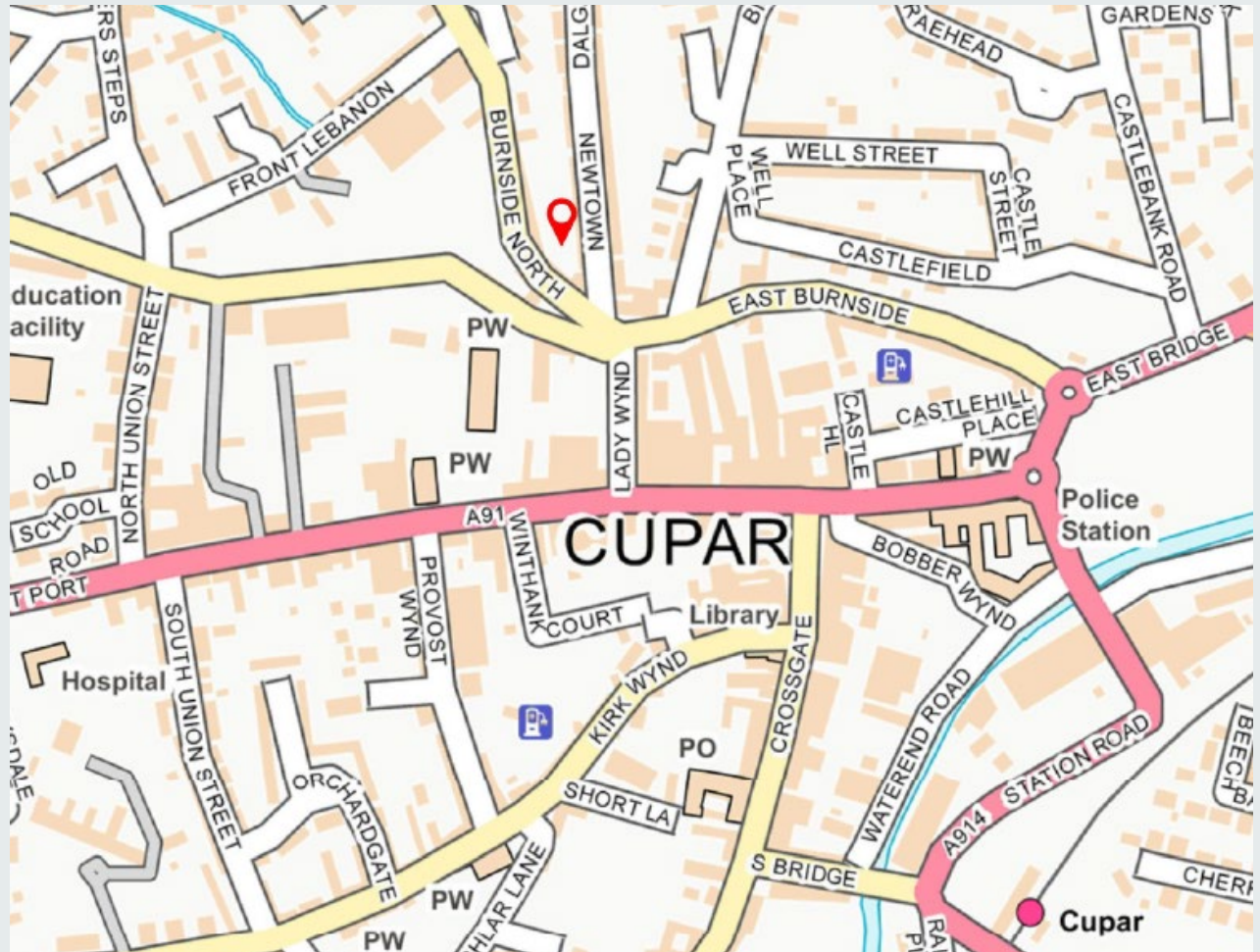
The subjects are located on Newtown in what is considered an established residential area, a short distance to the north of the main commercial shopping thoroughfare and town centre.

The location of the subjects is shown on the appended plan.

## DESCRIPTION:

The property comprises 6 individual flats contained with a 3 storey terraced building of traditional stone construction. The building is rendered externally and surmounted by a pitched and slated roof.

The access is via a centrally positioned entrance, the front elevation leading to a central close with a staircase providing access to first and second floors and a further internal stair leading to the attic flat.



# Property Details

The flats are a mix of studio style accommodation together with one and two bedroom flats.

## ACCOMMODATION:

ADDRESS	ACCOMMODATION	AREA SQ M	AREA SQ FT
Flat 11A (Ground Floor)	Lounge/bedroom, kitchen and shower room	22	237
Flat 11B (Ground Floor)	Lounge/bedroom, kitchen and shower room	22	237
Flat 11C (First Floor)	Entrance hall, lounge/dining area, kitchen, family bathroom and 2 bedrooms	55	593
Flat 11E (Second Floor)	Entrance hall, lounge/ bedroom, kitchen and shower room	21	226
Flat 11F (Second Floor)	Entrance, Hall, lounge/ bedroom, kitchen and shower room	21	226
Flat 11G (Attic Floor)	Lounge, kitchen/dining area, bedroom and shower room	41	442

## COUNCIL TAX:

Each individual flat has been assessed as band A for Council Tax purposes.

## TENANCIES:

Each of the flats is let under Private Residential Tenancies and the current combined income is £1,440 per calendar month, (£17,280 per annum).

## SALE PRICE:

Offers in the region of £230,000 are sought in respect of our clients interest.



## VAT:

All prices quoted are exclusive of VAT if applicable.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) is available upon request.

## LEGAL EXPENSE:

Each party will be responsible for the bearing the cost of their own legal costs incurred with the transaction.

## ENTRY:

Upon completion of legal formalities



# Make an enquiry

Strictly by contacting the sole selling agents

Lois Paterson

fifeagency@dmhall.co.uk

**DM Hall LLP**

27 Canmore Street  
Dunfermline KY12 7NU

01383 604 100 (Agency Department)



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.