



To Let

**Ladybank Train Station,
Commercial Rd, Cupar, KY15 7JS**

Description:

This recently refurbished self-contained office/commercial unit is in 'walk in' condition and is prominently located at ground level on Platform 1.

The space available is suitable for a variety of uses (subject to planning) including commercial, office and leisure.

The unit benefits from a metered power supply, water and drainage.

Office/Commercial Unit

Office/Commercial

Offers Invited

57,000+

ANNUAL STATION FOOTFALL*

Location:

Ladybank train station is located in Fife, Scotland. It serves the town of Ladybank and the surrounding areas.

The station is part of the Fife Circle Line and offers regular train services connecting passengers to destinations like Edinburgh, Dundee, and other locations in Fife.

**The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 57,990 as of 2022/23*

**station
spaces**

 **ScotRail**
SCOTLAND'S RAILWAY

Property:

The property comprises of four cellular office rooms, kitchen and accessible W/C which have all recently been refurbished.

The units benefit from the following specification;

- Secure Entry
- Carpet and laminate flooring throughout
- Newly fitted kitchen/tea prep area
- Accessible W/C
- Electric Heaters

The kitchen/tea prep area is equipped with storage, integrated fridge and water/drainage.

The net internal floor area is as follows.

Unit size:

684 sq. ft. (63.55 sq. m)

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

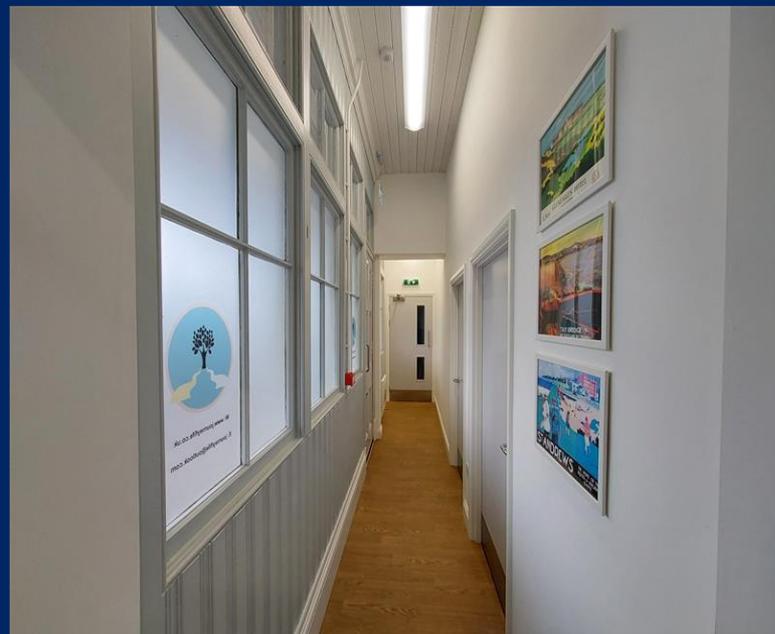
Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact:
stationspaces@scotrail.co.uk

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