



11 Newtown, Cupar, KY15 4DD

6 Apartment Residential Block | 1 Vacancy | Income Producing Over £14,720p.a. (+Vacant Uplift) | Commercial ADS | V.A.T. Free

Summary

Tenure	For Sale
Available Size	2,013 sq ft / 187.01 sq m
Price	£165,000
Business Rates	Upon Enquiry
EPC Rating	Property graded as B-E (B-C)

Key Points

- Centre of Residential Area
- 1 Vacancy
- 1 x 2 Bed / 1 x 1 Bed / 4 x Bedsit
- Price: £165,000
- Opportunity to Purchase Entire Block
- Income Producing £14,720p.a.
- No ADS (Portfolio of 6)

11 Newtown, Cupar, KY15 4DD

Summary

Available Size	2,013 sq ft
Price	£165,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as B-E (B-C)

Description

Centre of Residential Area
Opportunity to Purchase Entire Block
1 Vacancy
Income Producing £17,280p.a.
Block of 6 Apartments
1 x 2 Bed / 1 x 1 Bed / 4 x Bedsit
No ADS (Portfolio of 6)
Price: £165,000

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.

Summary

Flat 11A Lounge/bedroom, kitchen and shower room
(Ground Floor)

Flat 11B Lounge/bedroom, kitchen and shower room
(Ground Floor)

Flat 11C Entrance hall, lounge/bedroom, kitchen and shower room
(First Floor)

Flat 11E Entrance hall, lounge/bedroom, kitchen and shower room
(Second Floor)

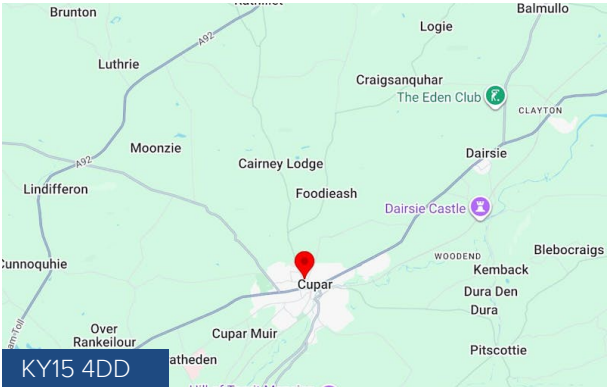
Flat 11F Entrance, Hall, lounge/bedroom, kitchen and shower room
(Second Floor)

Flat 11G Lounge, kitchen/dining area, bedroom and shower room.
(Attic Flat)

Executive Summary

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

LBTT



Viewing & Further Information



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commercial transaction

Location

The development is 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.

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

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent	Price	Rates Payable	Service charge	Total /sq ft	Monthly Rent	Total month	Total year	Fitout Concept
Ground - 11A	Ground	11A	Residential	22 sq m	236.81	22	For Sale	-	-	n/a	n/a	-	-	-	-	-
Ground - 11B	Ground	11B	Residential	22 sq m	236.81	22	For Sale	-	-	n/a	n/a	-	-	-	-	-
1st - 11C	1st	11C	Residential	58 sq m	624.31	58	For Sale	-	-	n/a	n/a	-	-	-	-	-
2nd - 11E	2nd	11E	Residential	23 sq m	247.57	23	For Sale	-	-	n/a	n/a	-	-	-	-	-
2nd - 11F	2nd	11F	Residential	23 sq m	247.57	23	For Sale	-	-	n/a	n/a	-	-	-	-	-
3rd - 11G	3rd	11G	Residential	39 sq m	419.79	39	For Sale	-	-	n/a	n/a	-	-	-	-	-
Total					2,012.86	187										