

DM HALL

To Let/
May Sell

Retail

157 High Street,
Kinross
KY13 8DA



SHOP
91.69 SQ M (987 SQ FT)
GARAGE
11.57 SQ M (125 SQ FT)

Property Details

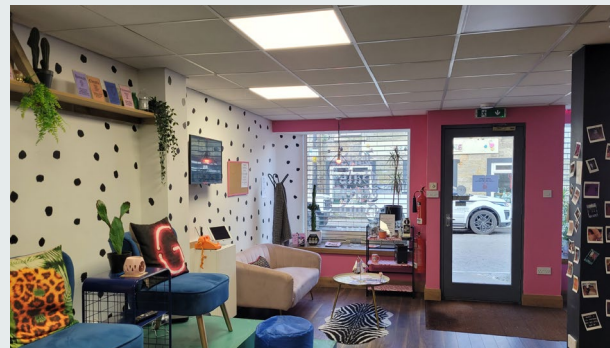
- High quality retail accommodation with storage
- Prominent location on High Street
- Easily accessible location
- Net Internal Area 91.69 Sq M (987 Sq Ft)

LOCATION:

Kinross is a small historic market town situated approximately 12 miles north of Dunfermline and approximately 17 miles south of Perth, lying adjacent to the M90 motorway. This is now a popular commuter town serving Dunfermline, Perth and Edinburgh.

The town is understood to have a population of approximately 5,000 people and has experienced some expansion over recent years. A range of local services are available in the town centre and both primary and secondary education facilities are also available within the town.

The subjects are located at the east side of the high street, which is the main commercial centre of the town.



Property Details

DESCRIPTION:

The subjects comprise a ground floor retail unit forming part of a two-storey building which is of traditional stone construction surmounted by a pitched and tiled roof. The unit is in excellent internal condition and benefits from a large double window display frontage, providing good natural light to the unit.

There is an additional room to the rear, with kitchen and w/c, a large storage area and a separate garage.

The unit is fitted with full air conditioning and there is sufficient on street parking as well as a large free car park to the rear of the property.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Shop	71.91 sq m	(774 sq ft)
Store	19.78 sq m	(213 sq ft)
Total	91.69 sq m	(987 sq ft)

Garage	11.57 sq m	(125 sq ft)
--------	------------	-------------

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,400 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

LEASE TERMS:

Rental offers in the region of £10,000 per annum, exclusive, are invited.

SALE TERMS:

Offers in the region of £110,000 exclusive are invited.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

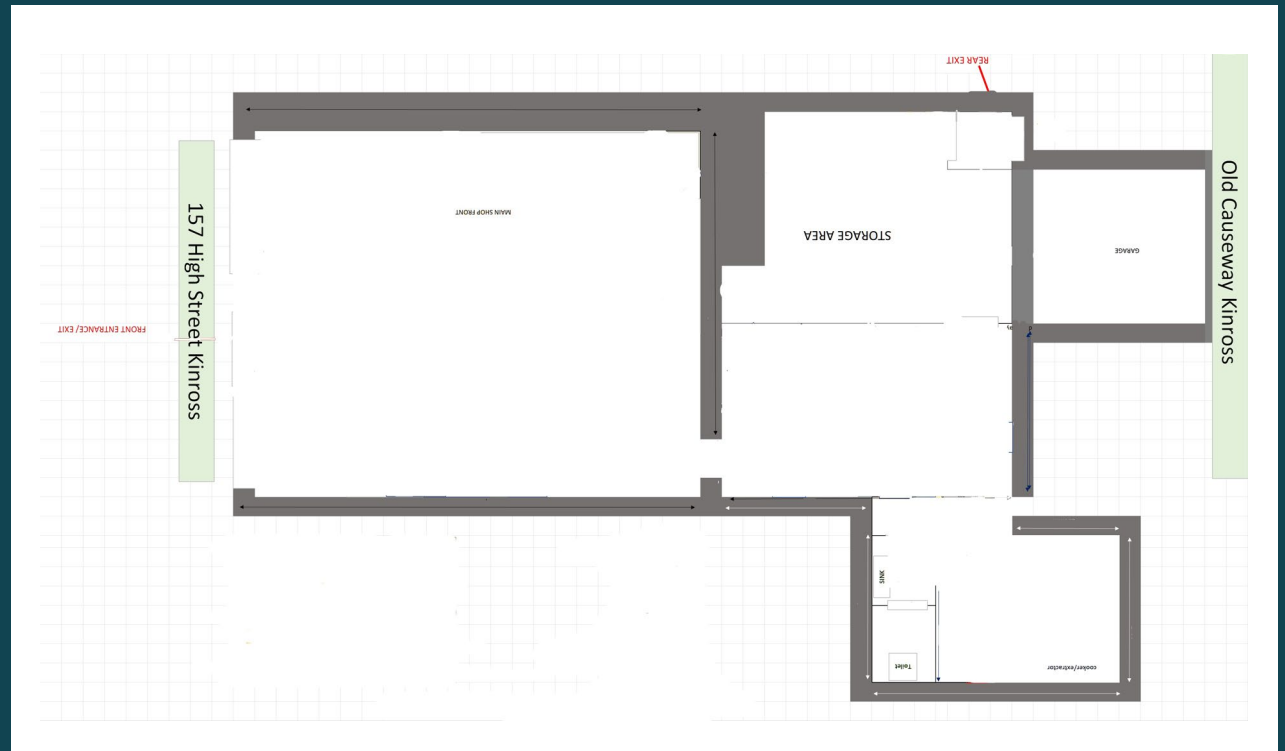
All prices quoted are exclusive of VAT.

ENERGY PERFORMANCE:

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

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents Lois Paterson at DM Hall:-



Make an enquiry

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.