KINROSS

BRIDGEND KINROSS KY13 8EN FULLY SERVICED
STORAGE AND
DEVELOPMENT PLOTS



TOTAL 9 ACRES
AVAILABLE OR PLOTS
OF 0.85 TO 2.55 ACRES

FLEXIBLE LEASE TERMS AVAILABLE.

SITE CAN BE TAKEN AS WHOLE OR IN PART AS REQUIRED.

FULLY SERVICED AND READY FOR IMMEDIATE USE.

SUITABLE FOR BUSINESS AND STORAGE

STRONG CONNECTIVITY
TO THE M90

SITES ARE FLOODLIT AND SECURITY FENCED.

LOCATION

Kinross is located in the region of Perth and Kinross approximately 30 miles north of Edinburgh, 25 miles south west of Dundee and 13 miles south of Perth.

The property is situated on the south side of the town centre and adjacent to the Todd and Duncan factory premises.

The property can be accessed from Junctions 5 and 6 of the M90 Motorway. Loch Leven lies immediately to the East of the property.

SITE AREA

We estimate the overall site area to be in the region of 9 acres.

DESCRIPTION

The property comprises a substantial former car auction and storage site which benefits from a public/staff car park to the front and extensive secure hard standing.

The hard standing and rear yard area is floodlit and is also security fenced.

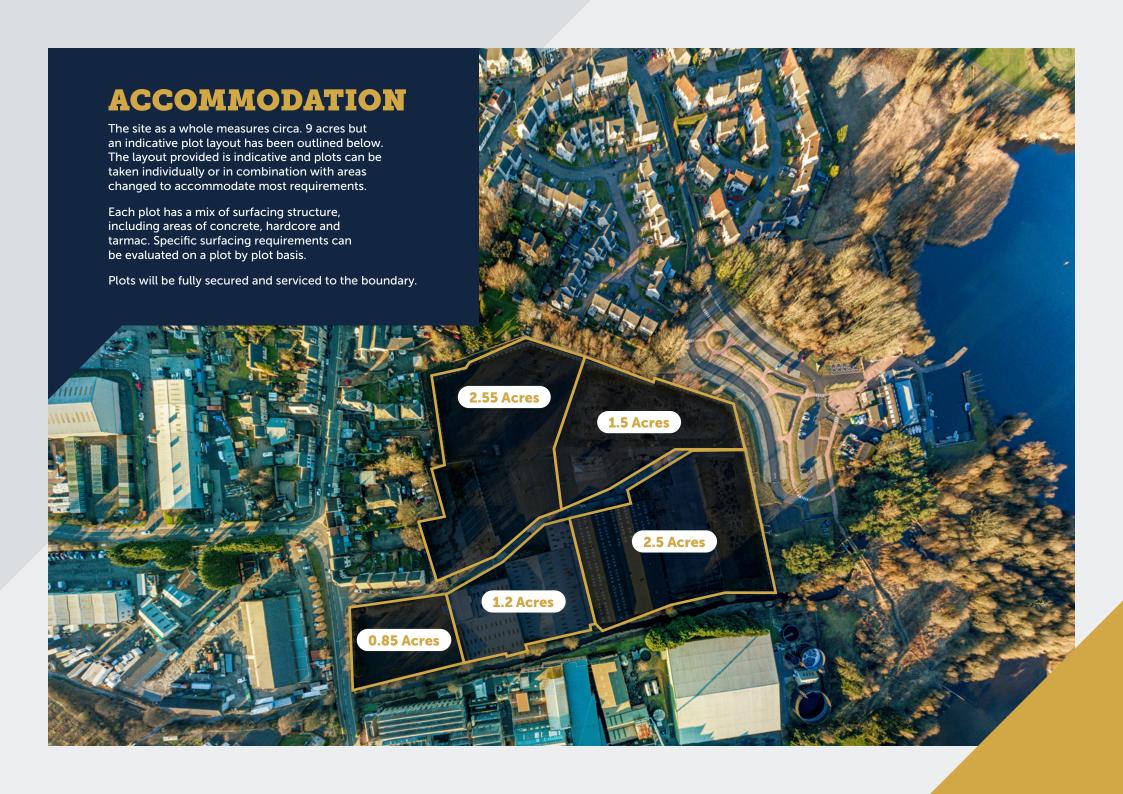
The Buildings are due to be demolished with all plant and steel to be removed. The plinths will remain in place to provide additional development plots.



KEY

- 01 Loch Leven
- 02 Todd & Duncan Ltd
- 03 John Moncrieff Lighting Ltd
- **04** Mozolowski & Murray Ltd
- **05** Anchorpoint Interiors
- **06** HAKI Access Solutions Ltd
- **07** Kinross Recycling Centre





TERMS

Our clients are seeking to lease or potentially sell this site and will entertain offers for disposal on a plot by plot basis or for the site as a whole. For further information please contact the agents noted below.

RATEABLE

Due to the proposed demolition of industrial units the rateable value for the site will have to be reassessed on a site by site basis.

Prospective occupiers of the sites will be obliged to make contact with Perth & Kinross Assessors for more detail on proposed Rateable Values.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information. prior to conclusion of missives/ exchange, required to enable the agents to meet their respective obligations under the Regulations.

VIEWING AND FURTHER INFORMATION

Bryce Stewart

T 07920 244 328

All viewings are to be arranged on an accompanied basis and for further information about the property please contact:

Neil McAllister

T 07831 610 721

E neil.mcallister@ryden.co.uk

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Messrs Ryden for themselves and for 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. February 2024.

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