

OFFICE WITH PRIVATE PARKING

- > NET INTERNAL AREA
88.80 SQM (956 SQ FT) OVER
FIRST AND ATTIC FLOORS
- > ASKING RENT - £8,500 PA
- > TRADITIONAL OFFICE SPACE
- > DEDICATED PRIVATE PARKING
- > GOOD ACCESS TO/FROM
M90 PERTH > EDINBURGH
MOTORWAY

TO LET

37 HIGH STREET, KINROSS, KY13 8AA

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LOCATION

Kinross is a former market town adjacent to the M90 motorway and as such provides good access to Edinburgh, Glasgow, Dundee and Perth. The town lies approximately equidistant between Dunfermline and Perth and has a population in the region of 5,000 persons.

Kinross is a popular residential location and is principally a commuter town with bus links to other major towns and cities and a park and ride service to Edinburgh.

Most essential medical, educational, bank and shopping facilities are available within the town.

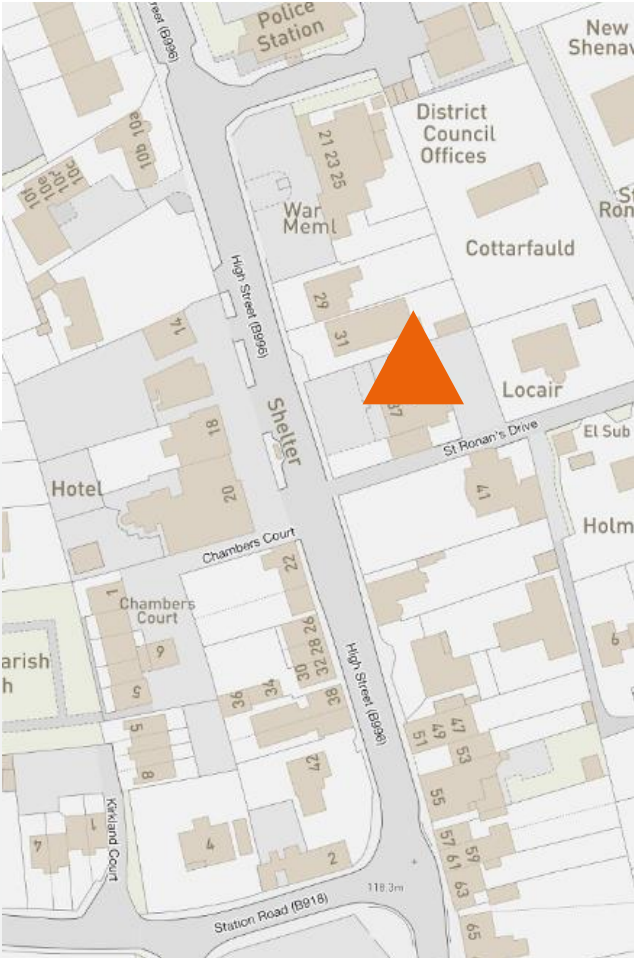
The subjects are located on the east side of High Street at the junction with St Ronan's Drive to the north of the town centre.

Surrounding properties comprise a mix of commercial and leisure buildings including The Kirklands Hotel, J&G Wilson Solicitors and a number of residential properties.

DESCRIPTION

The property comprises traditional office space arranged over first and attic floors contained within a traditional stone built villa with private parking to the front and rear.

The offices are accessed via a private entrance to the rear which in turn leads to an access stair. Internally the subjects comprise reception, three private office rooms and a meeting room at first floor with 2 further office rooms at attic level.



ACCOMMODATION

The offices comprise the following accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
First Floor	67.61	728
Attic	21.19	228
Total	88.80	956

RATEABLE VALUE

The subjects are currently entered in the valuation roll at a £7,100.

The subjects therefore qualify for up to 100% rates relief via the small business bonus scheme (please call for details).

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

RENTAL

£8,500 per annum, exclusive.

VAT

All figures quoted are exclusive of Value Added Tax which may be applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors The Signature Building, 8 Pitreavie Court, Dunfermline, KY11 8UU

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