



**RETAIL ACCOMMODATION
SUITABLE FOR VARIETY OF
USES**

- > NET AREA 64.19 SQ. M. (690 SQ. FT.)
- > 100% RATES RELIEF
- > ASKING RENT - £7,000 PER ANNUM

TO LET

145 HIGH STREET, KINROSS, KY13 8DA

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



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 at the east side of high street, the main commercial centre of the town.

Surrounding occupiers comprise a mix of local retailers and residential properties with on street car parking available on High Street.

DESCRIPTION

The subjects comprise a ground floor mid terraced retail unit contained within a mid terraced two storey property with private residential accommodation above. The property has a single and 2 storey extension to the rear.

The main walls are of solid stone construction with the roof over being pitched and clad in slates.

To the rear there is a two storey and single storey projection of brick construction harled externally and with flat felt roof.

The subjects would suit a variety of uses.

ACCOMMODATION	m²	ft²
Ground Floor		
Storage	64.19	690
TOTAL	64.19	690

RATEABLE VALUE

£4,350

The property therefore qualifies for 100% rates relief.

TERMS

Our client is inviting rental offers in the region of £7,000 per annum for a negotiable term.

VAT

Prices are quoted exclusive of VAT.

EPC

Available upon request.



LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **DECEMBER 2022**

