



TO LET

AGRICULTURAL STORAGE UNIT & STUDIO

Lethangie Farm, Kinross, KY13 9EY

Artists studio/office & Agricultural Shed

Accessible location

Immediate entry available

Flexible lease terms



SHED

LOCATION

The subjects form part of Lethangie Estate, a privately owned rural property located approximately ¾ mile to the north east of Kinross town centre a short distance from the A922. The units are easily accessed from Junction 6 of the M90. The subjects are in a courtyard position with residential properties in close proximity. Given their proximity it is requested that noise levels and working hours are considered in relation to the residential neighbours. The landlord has security cameras and a site office over the communal yard area.

TO LET – FORMER AGRICULTURAL SHED/STORAGE UNIT WITH YARD AREA, LETHANGIE FARM, KINROSS-SHIRE (OUTLINED RED ON PLAN)

DM Hall are delighted to offer for let, a former agricultural grain store of steel portal frame construction with brick walls to a height of 2.5m and profile metal sheet cladding to eaves height which is approximately 5m. The roof is of single pitched design and there are 2 large sliding metal doors to the front elevation. Internally the accommodation is of a basic industrial storage standard and provided over a solid concrete floor. There is 3 phase and single phase power on site. There are no convenience facilities and the office to the front is excluded from the let. The landlord has a security camera over the courtyard.

We have calculated that the subjects extend, on a gross internal basis, to a total of:

466.91sqm (5026sq ft)

The above areas have been calculated as a guide for agency purposes and should be used for no other purpose whatsoever.

PLANNING

Permitted Development Rights would allow the change of use of an agricultural building (and any land within its curtilage) to a 'flexible' use falling within class 1a (shops, financial, professional and other services), class 3 (food and drink), class 4 (business), class 6 (storage or distribution or class 10 (non-residential institutions) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However please note that the buildings are in close proximity to residential buildings and a listed building. Therefore change of use may apply for certain uses.



SHED

RATEABLE VALUE

The subjects are not currently entered on the Valuation Roll due to their agricultural status. The subjects may require to be reassessed if units require to be altered to meet specific occupier requirements. Further information on rates payments is available at www.saa.gov.uk

RENTAL

Rental offers over £11,995 per annum exclusive are invited

LEASE TERMS

The subjects are offered on standard full repairing and insuring terms for a period to be negotiated.

ENERGY PERFORMANCE

A copy of the EPC exemption letter can be requested.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

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

ENTRY

Upon completion of legal formalities.

SPECIFICATION

- Suitable for storage use
- Close to Junction 6 of the M90
- GIA 466.91 sq m (5026 sq ft)
- Available for immediate occupation

TO LET – FORMER STEADING/STUDIO/OFFICE UNIT, LETHANGIE FARM, KINROSS-SHIRE (OUTLINED BLUE ON PLAN)

DM Hall are delighted to offer for let, a traditional steading under a slate roof which has been used as an office and studio in recent years. The property has a main reception room with a woodburning stove, an internal office and storage cupboard with a mezzanine level above. There is a WC with WHB. The landlord has a security camera over the courtyard.

We have calculated that the subjects extend, on a gross internal basis, to an approximate total of:

80.04sq m (861.54 sq ft).

The above areas have been calculated as a guide for agency purposes and should be used for no other purpose whatsoever.

RATEABLE VALUE

The subjects are not currently entered on the Valuation Roll due to their agricultural status. The subjects may require to be reassessed if units require to be altered to meet specific occupier requirements. Further information on rates payments is available at www.saa.gov.uk.

RENTAL

Rental offers over £700pcm exclusive are invited

LEASE TERMS

The subjects are offered on standard full repairing and insuring terms for a period to be negotiated.

ENERGY PERFORMANCE

A copy of the EPC can be requested.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

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

ENTRY

Upon completion of legal formalities.

SPECIFICATION

- Suitable for artists studio/office use
- Close to Junction 6 of the M90
- GIA 80.04sq m (861.54 sq ft)
- Available for immediate occupation

CONTACT DETAILS

DM HALL

The Mill
Station Road, Bridge of Allan
Stirling, FK9 4JS
Tel: 01786 833 800
E-mail: rural@dmhall.co.uk
web: www.dmhall.co.uk

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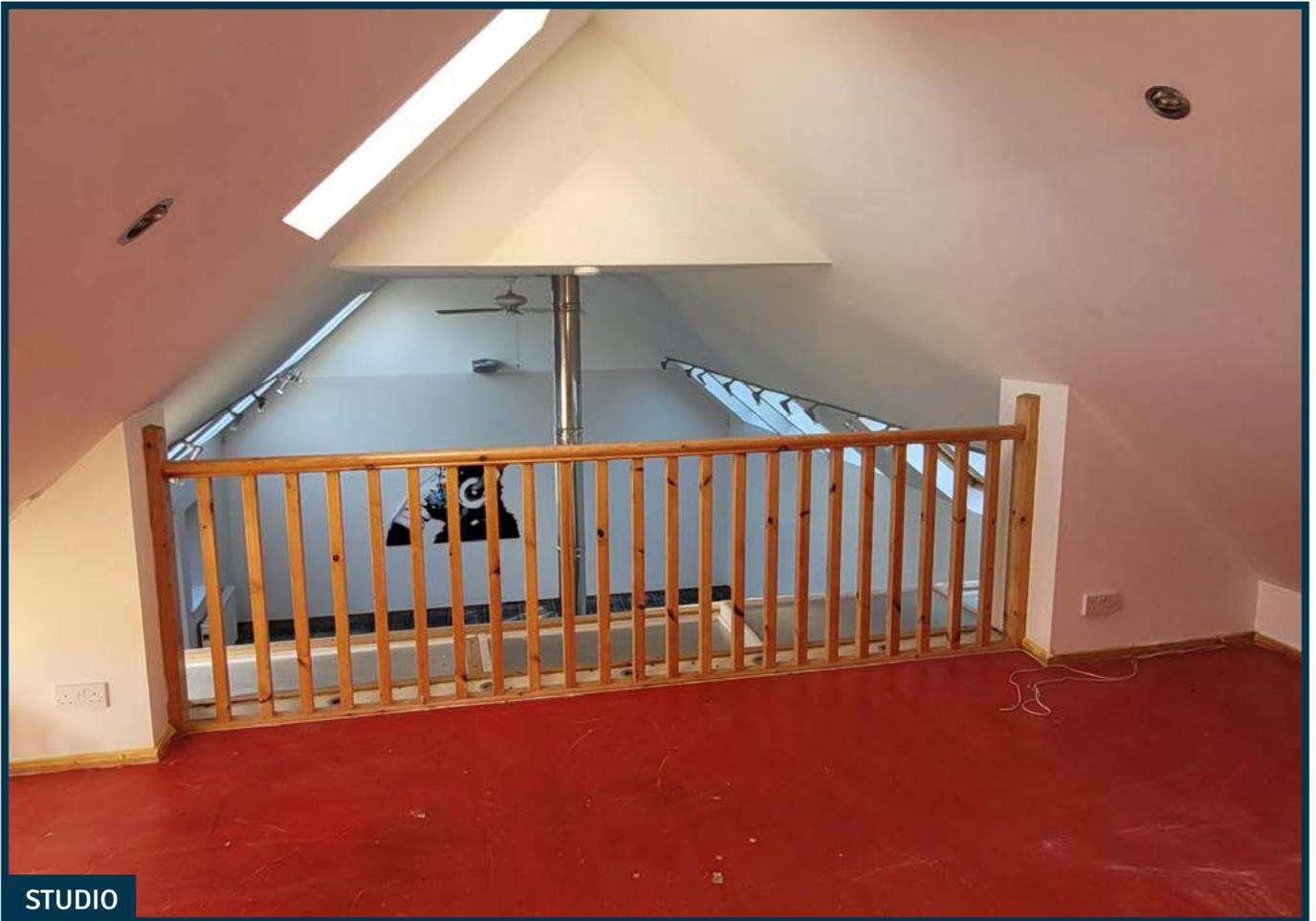
November 2023



STUDIO



STUDIO



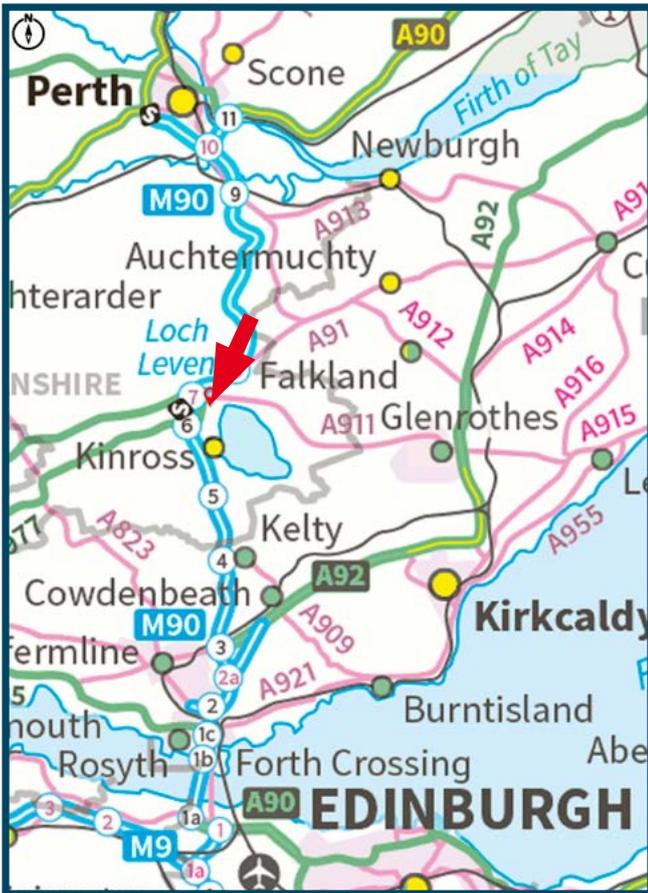
STUDIO



STUDIO



STUDIO



IMPORTANT NOTE

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(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 warrant 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.