

# DM HALL

## To Let

**Showroom/Retail  
Warehouse Premises**

**Turfhills,  
M90,  
Kinross,  
KY13 0NQ**



**170.2 SQ.M —  
1832 SQ FT**



# Property Details

- Showroom/retail warehouse
- Dedicated, surfaced parking area
- Prominent position fronting onto busy main road route
- Easy access directly off the main M90 motorway
- Glazed frontage providing excellent visibility
- May benefit from 100% rates relief
- Rental offers in the region of £25,000 per annum invited

## 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 occupy a prominent position on the main A977 road route, immediately in front of the popular Caulders Garden Centre and next to the motorway services. They provide excellent road links providing direct access to the M90 motorway and also, to the town of Kinross and the surrounding villages. Nearby operators are of a national type nature including Burger King, Greggs and Marks and Spencers.



# Property Details

## DESCRIPTION:

The subjects comprise a detached former showroom/retail warehouse. It is of brick construction under a mansard style slate roof. They lie towards the back of a larger site benefiting from ample tarmacadam parking and yard areas.

Access is available through a double, aluminium/glazed entrance door to the front with a double loading door to the rear. The frontage comprise full height aluminium/glazed display windows directly onto the A977.

It provides open plan retail/showroom space to the front with high ceilings and flexible floor space. To the rear is a store area, WC and a mezzanine staff office.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition,

Unit	SQ M	SQ FT
Ground floor — showroom// warehouse	170.2	1832

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,800 per annum.



The subjects may qualify for 100% rates relief depending upon the occupiers circumstance.

## LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

## RENTAL:

Offers in the region of £25,000 per annum exclusive are invited.

## LEGAL COSTS:

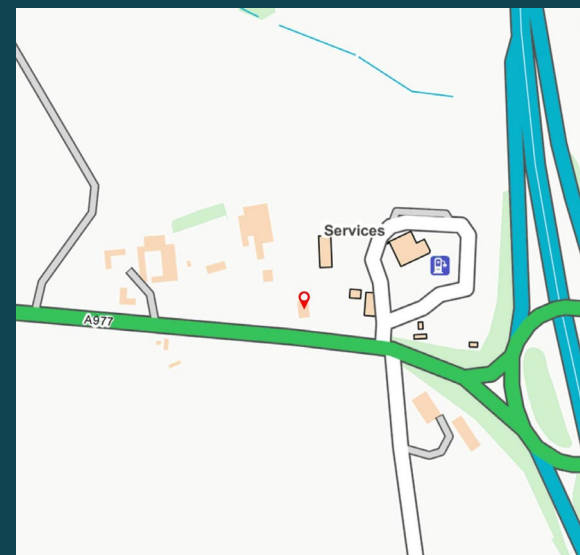
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



# Make an enquiry

Leigh Porteous

Sadik Chowdhury

fifeagency@dmhall.co.uk

**DM Hall LLP**

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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