

DM HALL

For Sale

Office Premises

62 The Muirs,
Kinross,
KY13 8AU



84.26 SQ M
907 SQ FT

Property Details

- Office premises arranged over ground and first floors
- Prominent position on busy main road
- Flexible space adaptable to a variety of uses
- Offers over £100,000 are invited

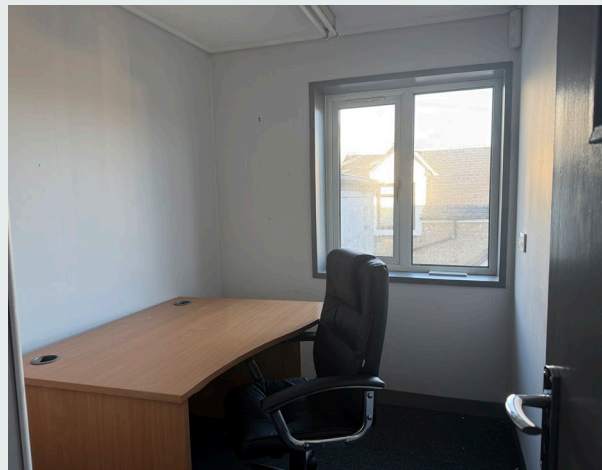
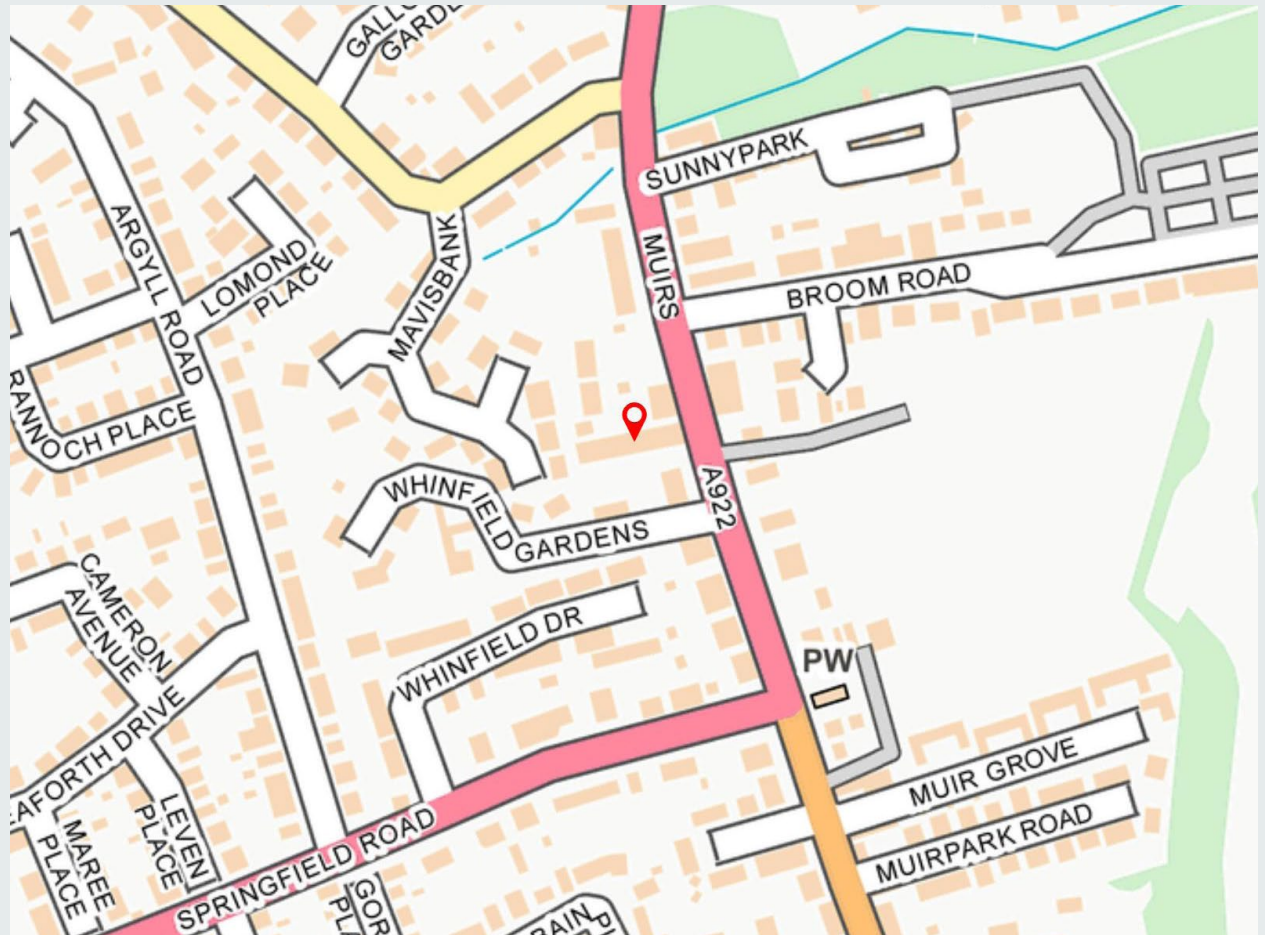
LOCATION:

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 property sits on the eastern side of The Muirs, a busy main road linking Kinross to Milnathort and providing access to the Kinross High School and Kinross Medical Centre. The surrounding areas provide a mix of residential and commercial uses with the King George V Park directly opposite, McNab Sport adjoining and the Kinross Rugby Pitches nearby.

The approximate location of the subjects can be seen on the plan below.



Property Details

DESCRIPTION:

The subjects comprise office accommodation arranged over the ground and first floors of a two storey, semi detached building. It is of brick construction, rendered externally under a pitched and tiled roof.

The property fronts to The Muirs and is accessed through a UPVC/glazed entrance door and benefitting from UPVC/glazed windows throughout.

At ground floor it provides an entrance area with reception with private office rooms, store, WC and stairwell with separate external access. The first floor provides additional office rooms and WC facilities.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	SQ M	SQ FT
Ground	43.65	470
First	40.61	437
TOTAL	84.26	907

ENERGY PERFORMANCE:

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

DM HALL



Regulated by
RICS

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,100 per annum.

SALE TERMS:

Offers over £100,000 are invited.

LEGAL COSTS:

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

VAT:

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

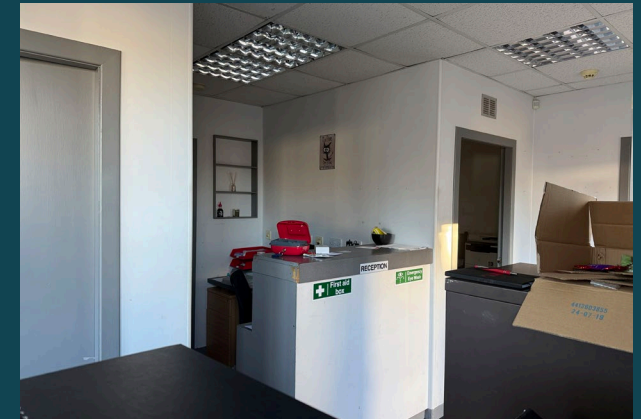
VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must

carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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