

AGRICULTURAL STORAGE UNIT

LIMEKILNS • PHANTASSIE FARM • EAST LINTON • EAST LOTHIAN • EH40 3DF



DM HALL

LOCATION

The subjects form part of Hamilton Farmers, Phantassie Farm, located approximately 1.4 mile to the south east of East Linton, a short distance from the A1. The subjects are in a courtyard position with adjoining agricultural sheds and a listed building to the east. The location link is: <https://g.co/kgs/KSoSvsB> or <https://w3w.co/executive.lower.aura>

TO LET —AGRICULTURAL SHED/STORAGE UNIT

DM Hall are delighted to offer for let, an agricultural store of steel portal frame construction with one panel wall and 3 sides with profile metal cladding to the ground. The roof is of single pitched design and there is one metal roller door 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 fixed convenience facilities. Parking is to the front of the subjects only on the hard standing. .

We have calculated that the subjects are approximately 15m x 21m and extend, on a gross internal basis, to a total of: 315sqm (3390sq 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 that are in close proximity to residential buildings or a listed building may have to apply for change for certain uses. Given their proximity it is requested that noise levels and working hours are considered in relation to the residential neighbours.

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

A Guide Price of £7000 + VAT per annum has been set for rental offers.



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 exemption letter is available on request.

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.

OFFERS / VIEWING

All applications and requests to view should be submitted in writing to the sole agents rural@dmhall.co.uk outlining the applicants, company name, purpose and viewing availability. This is a working farm and appropriate caution should be exercised at all times in relation to farm vehicles, plant and machinery. For directions, the property can be located using the following link: <https://w3w.co/executive.lower.aura>

CONTACT DETAILS

DM HALL
Tel: 01786 833 800
rural@dmhall.co.uk
www.dmhall.co.uk

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on lease holders/tenants. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, certified proof of identity, proof of address and proof of funds before the transaction can proceed.

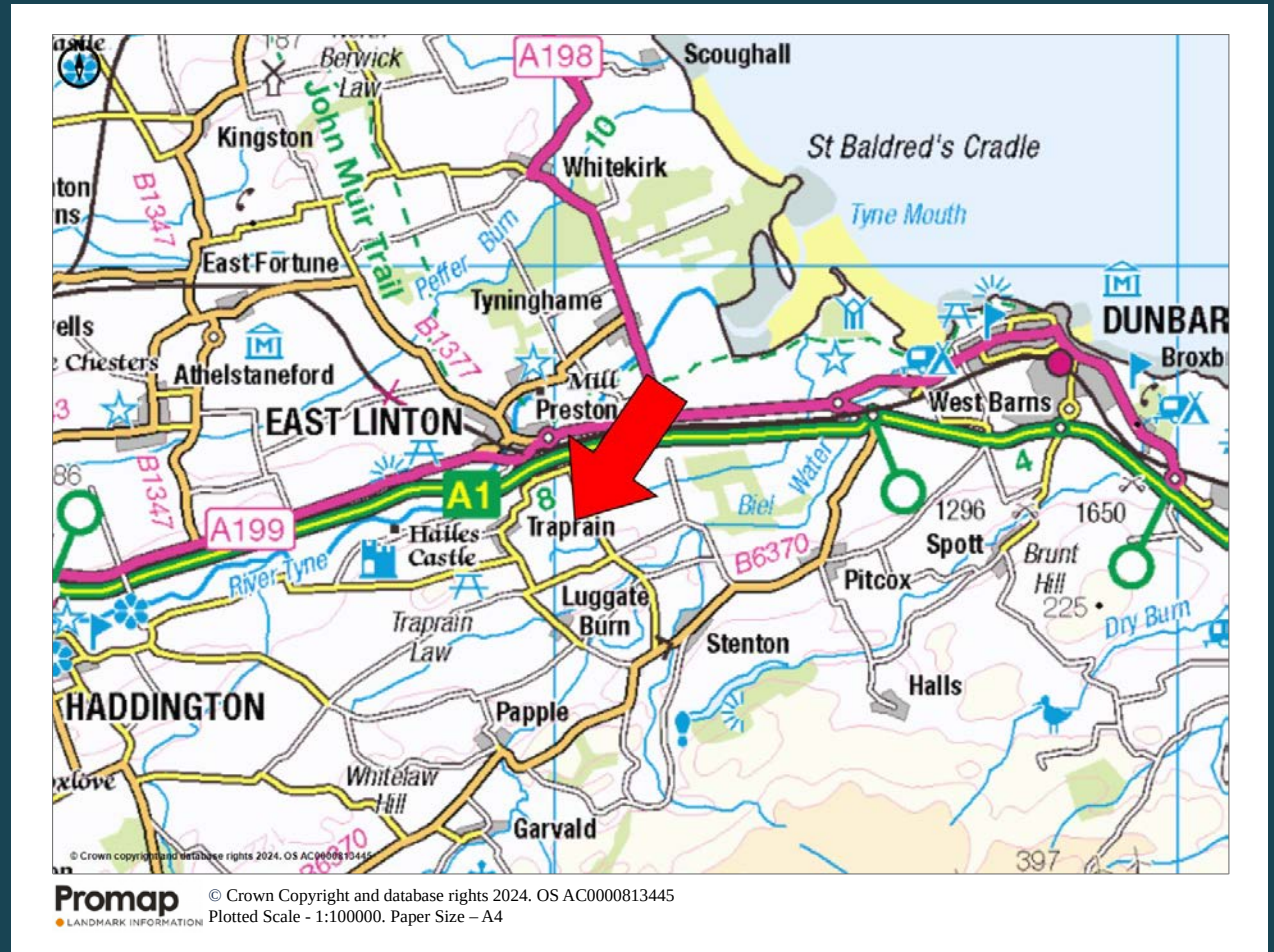
IMPORTANT NOTE





DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenant 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 to 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.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

DM HALL



Regulated by
RICS

PARTICULARS AND MISREPRESENTATION The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken April 2024. Particulars prepared November 2024