

TO LET AGRICULTURAL SHED / STORAGE UNIT.  
AGRICULTURAL STORAGE UNIT • LETHANGIE FARM • KINROSS • KY13 9EY



DM HALL

# Property Details

## LOCATION

The subjects form part of Lethangie Estate, a privately owned rural property located approximately ¼ mile to the north east of Kinross town centre a short distance from the A922. The unit is easily accessed from Junction 6 of the M90. The subjects are in a courtyard position with residential properties in close proximity.

## TO LET —AGRICULTURAL SHED/STORAGE UNIT

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 single phase power on site. There are no fixed convenience facilities. The landlord has a security camera over the courtyard and parking is to the front of the subjects only.

We have calculated that the subjects are approximately 24m x 16m and extend, on a gross internal basis, to a total of: 384sqm (4133sq 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. 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](http://www.saa.gov.uk)



#### RENTAL:

Rental offers over £8,250 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 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.

#### SPECIFICATION:

- May be suitable for agricultural/storage use
- Close to Junction 6 of the M90
- GIA 384sqm (4133sq ft)
- Available for occupation from early October 2024

#### 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/changing.haystack.savers>

#### CONTACT DETAILS

DM HALL  
The Mill  
Station Road  
Bridge of Allan  
Stirling  
FK9 4JS



## Make an enquiry

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

#### 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.

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