

REDUCED PRICE

FOR SALE

Development/ Investment Opportunity

Range of buildings and yards
currently producing income of
around £44,000 p.a..

Site area circa 0.7 acres.

Short term tenancies but potential to
generate secure investment
opportunity.

Potential for commercial or
residential development subject to
planning.

Offers over £345,000.



VIDEO TOUR



WHAT 3 WORDS

LOCH LEVEN GARAGE, 205-207 HIGH STREET, KINROSS, KY13 8DL

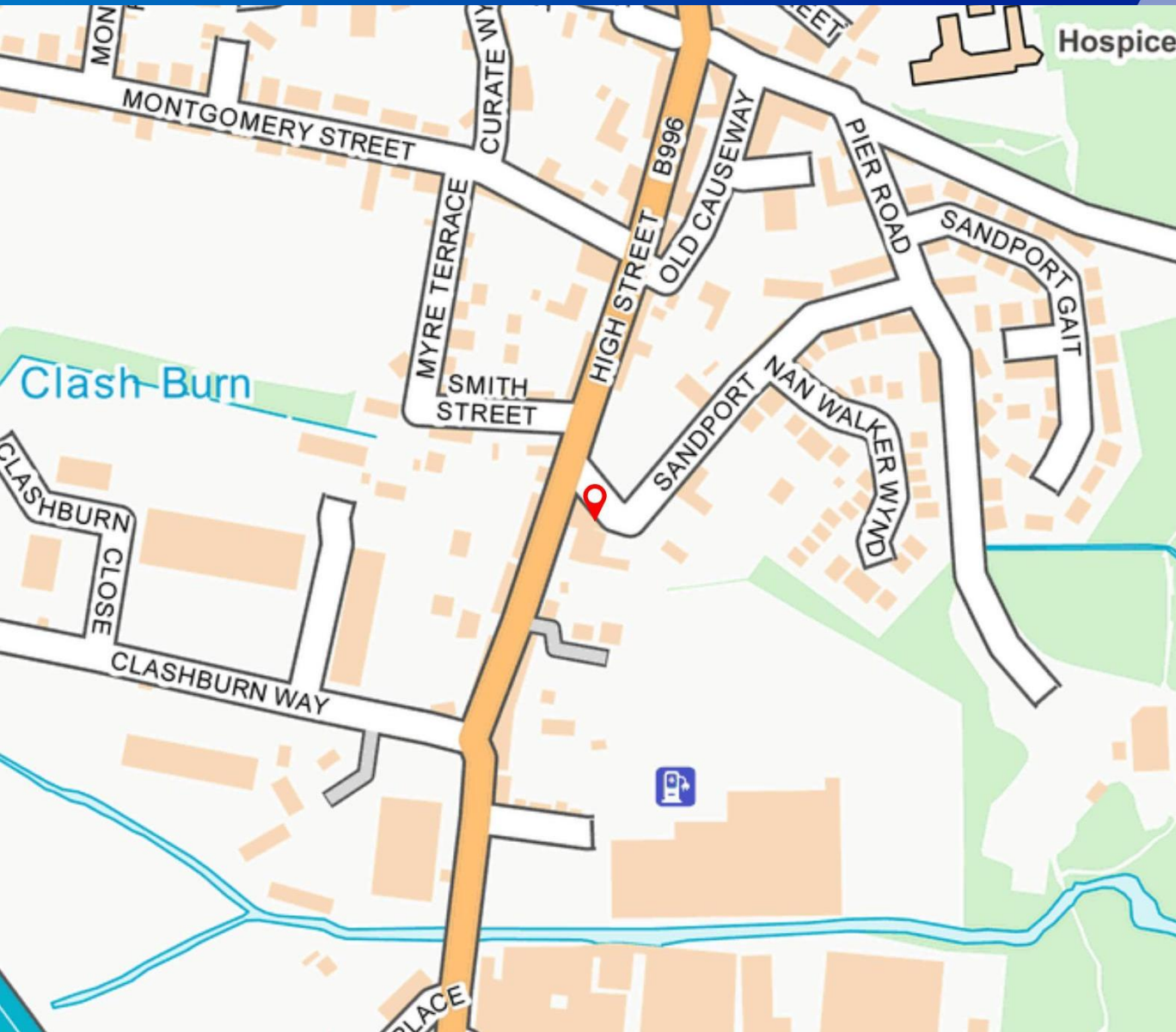
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01738 638188 shepherd.co.uk





Location

LOCHLEVEN GARAGE, 205-207 HIGH STREET, KINROSS, KY13 8DL



Kinross is a former market town adjacent to the M90 motorway and as such provides good access to Edinburgh, Glasgow, Dundee and Perth. The town lies approximately equidistant between Dunfermline and Perth and has a population in the region of 5,000 persons.

Kinross is a popular residential location and is principally a commuter town with bus links to other major towns and cities and a Park and Ride service to Edinburgh.

Most essential medical, educational, bank and shopping facilities are available within the town.

The subjects are located on High Street the main thoroughfare within the town occupying a mixed residential and commercial location.

Description



FIND ON GOOGLE MAPS



Description

LOCHLEVEN GARAGE, 205-207 HIGH STREET, KINROSS, KY13 8DL



The subjects comprise a range of commercial buildings used for retail, workshop and storage. The buildings are predominantly of brick construction with a mix of roof covers.

In addition to the above there is forecourt and open storage yard areas.

Accommodation

The total site area extends to around 0.7 acres.



Tenancies

The current tenants are in occupation on short term lease agreements. Further details can be provided.

Rateable Value

The premises are individually assessed for rating purposes with all buildings falling under the 100% rates threshold.

Terms

Our client is inviting offers in excess of £345,000 for their heritable interest.

Planning

All interested parties should make their own enquiries with the local planning authority.

Energy Performance Certificate

N/A

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs in connection with the sale of the property.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid

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Shepherd Chartered Surveyors

2 Whitefriars Crescent, Perth

t: 01738 638188



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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