

DM HALL

To Let

Unit 4 Lethangie Farm
Former agricultural
building recently
refurbished



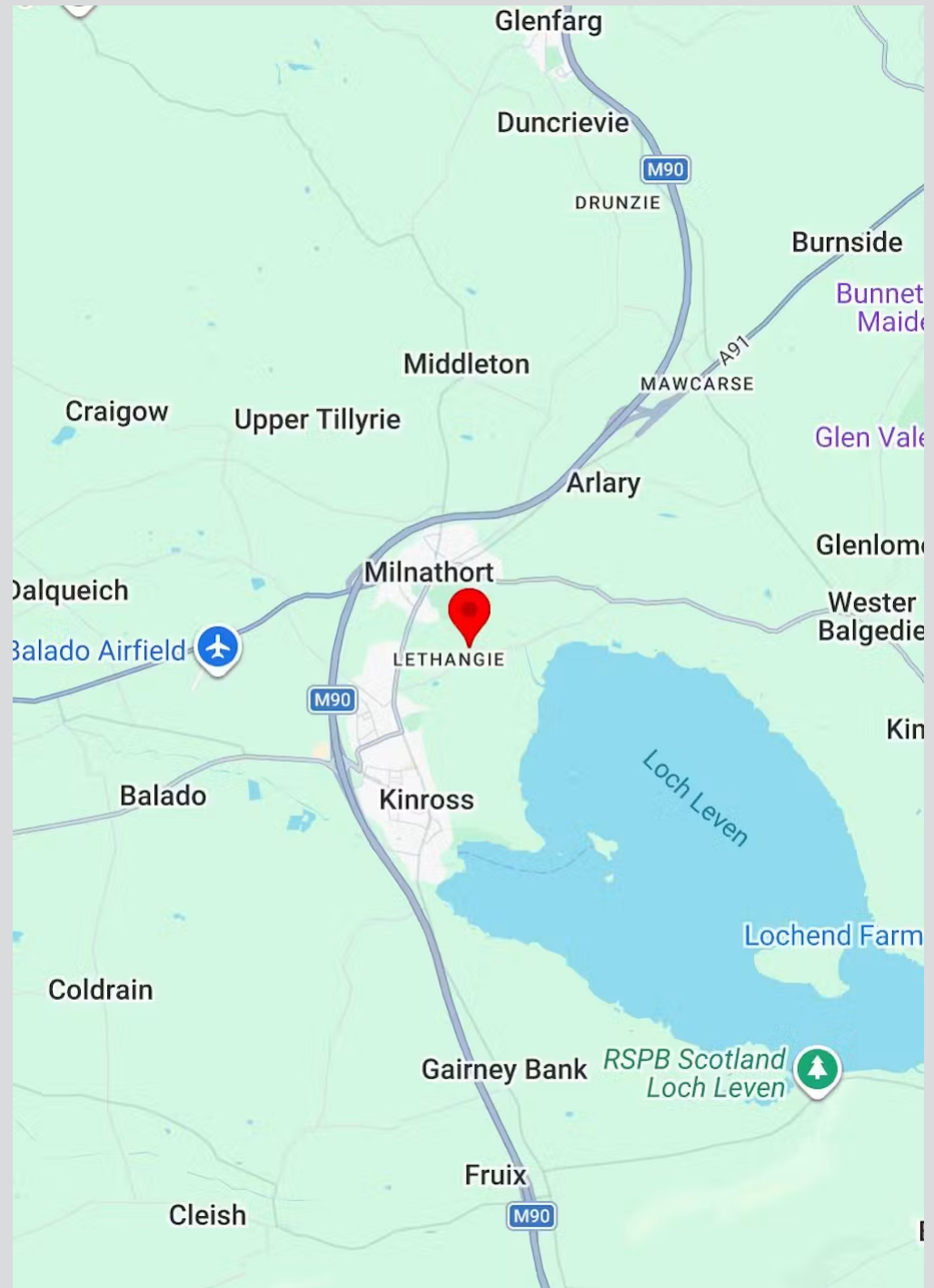
Lethangie Farm,
Lethangie, Kinross,
KY13 9EY

124.30 sq m
(1,337.95 sq ft)

- Unique character building
- Established Rural Business Yard
- Accessible location
- Near Loch Levens Larder
- Immediate entry available
- Flexible lease terms

LOCATION

The subjects form part of Lethangie Farm, a privately owned property located approximately $\frac{3}{4}$ mile to the north east of Kinross town centre a short distance from the A922. The units are easily accessed from Junction 6 of the M90. The subjects are in a courtyard position with residential properties in close proximity. Given their proximity it is requested that noise levels and working hours are considered in relation to the residential neighbours. The landlord has security cameras and a site office over the communal yard area.



DESCRIPTION

DM Hall are delighted to offer for let, a former agricultural building of traditional stone construction under a slate roof. The roof is of single pitched design and there are roller metal doors to the northern elevation. Internally the accommodation is of a basic industrial storage standard and provided over a solid concrete floor. There is water and power on site but no convenience facilities. The landlord has a security camera over the courtyard. We have calculated that the subjects extend, on a gross internal basis, to a total of: 124.3 sqm (1339 sq ft) inclusive of the mezzanine area. The above areas have been calculated as a guide for agency purposes and should be used for no other purpose whatsoever. 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. 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.

FLOOR AREA

The accommodation is over two floors creating a clear space for storage or workshops. The ground floor is approximately 12.42m x 5.2m with a ceiling height of 2.4m. The mezzanine floor above, accessed by a timber staircase is approximately 11.2m x 5.4m with a ceiling height if 2.25m and 1.6m at the eaves.

Name	Floor/Unit	Description	Building Type	Size
Ground - Ground Floor	Ground	Ground Floor	Light Industrial	695 sq ft
Mezzanine - First Floor	Mezzanine	First Floor	Light Industrial	644 sq ft
Total				



NON-DOMESTIC RATES

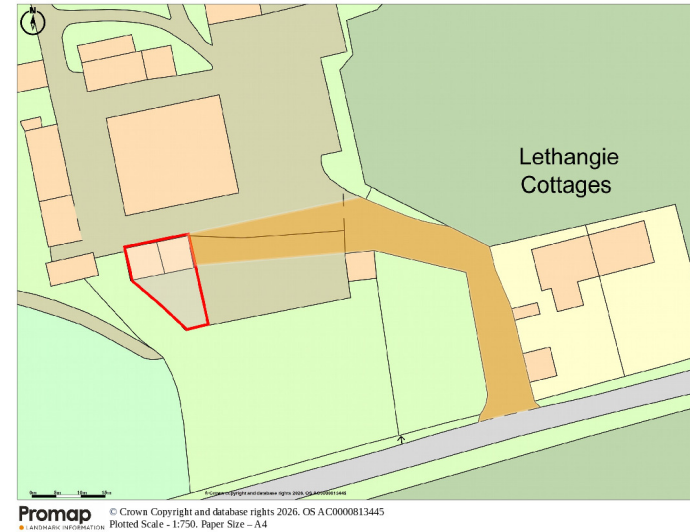
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Viewings are strictly by appointment. Please call the Selling Agents on 01786 833800 or email rural@dmhall.co.uk

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Make an enquiry

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DM HALL



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