



# FOR SALE/ TO LET

Well presented retail premises  
within popular and busy town.

Net area 41.78 sq. m. (450 sq. ft.)

100% rates relief available.

Asking rent £9,000 per annum.

Sale price £90,000.



VIDEO TOUR



WHAT 3 WORDS

**167 HIGH STREET, KINROSS, KY13 8DA**

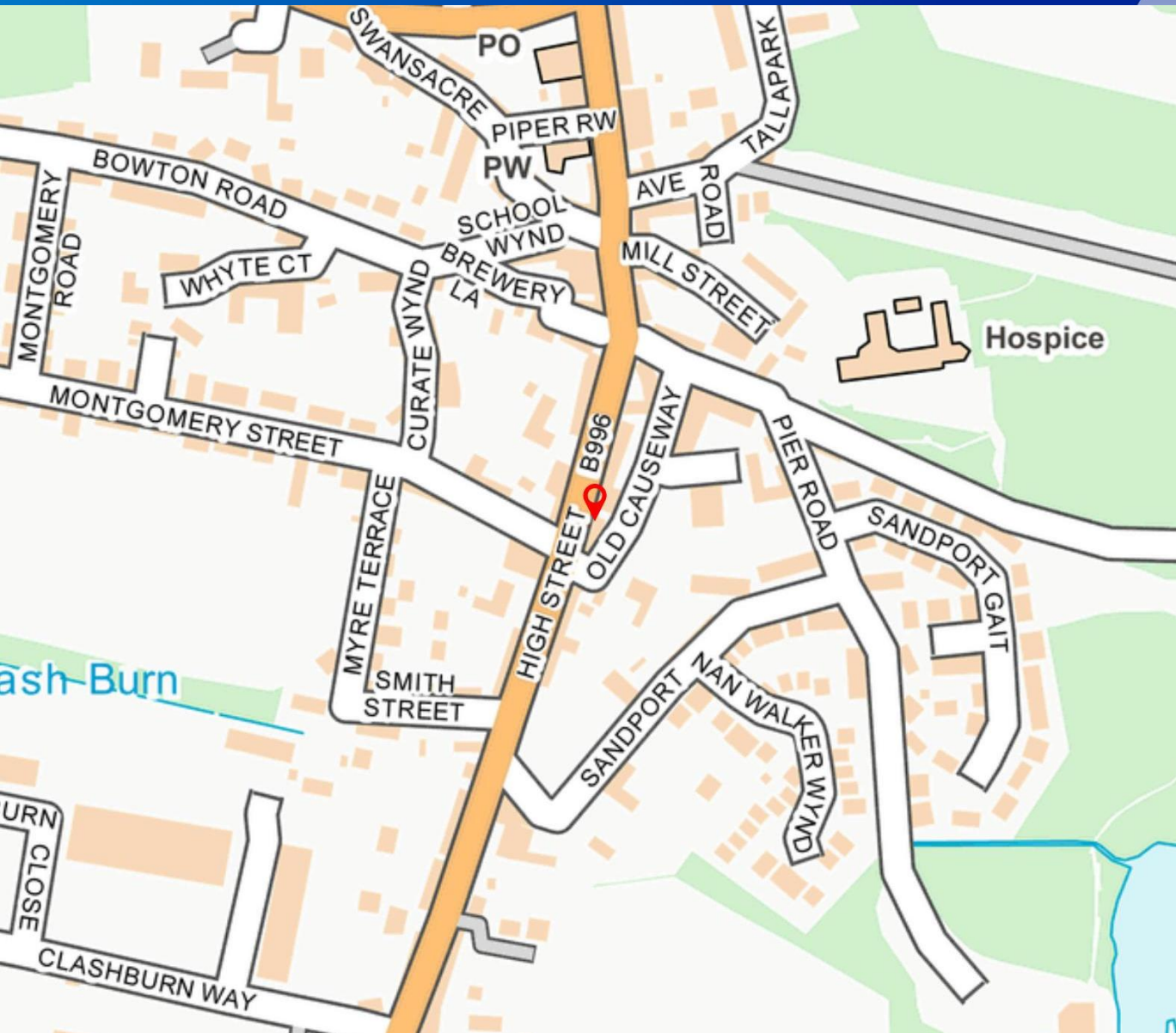
CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01738 638188 [shepherd.co.uk](http://shepherd.co.uk)

**SHEPHERD**  
COMMERCIAL



## Location

167 HIGH STREET, KINROSS, KY13 8DA



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.

The subjects are located on the High Street adjacent to several local retailers and with on street car parking.

## Description

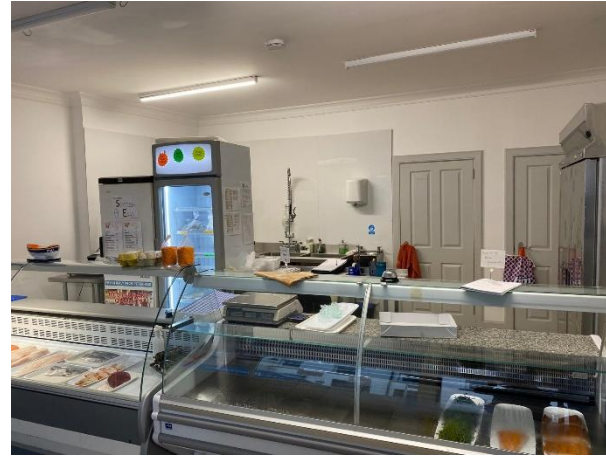


FIND ON GOOGLE MAPS



# Description

167 HIGH STREET, KINROSS, KY13 8DA



The subjects comprise ground floor retail premises within an end terraced two storey property of stone construction with pitched slate roof over.

The property is accessed to the front elevation and benefits from a large glazed frontage. Internally there is an open plan sales area with rear kitchen and W.C.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Sales Area, Kitchen and W.C.	41.78	450
<b>TOTAL</b>	<b>41.78</b>	<b>450</b>



## Terms

Our client is inviting rental offers of £9,000 per annum for a negotiable period.

Alternatively, they will consider offers in excess of £90,000 for their heritable interest.

## Rateable Value

£4,650

The property therefore qualifies for 100% rates relief.

## Energy Performance Certificate

Rating 'E'.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

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



## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

## 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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