



# FALCONER

PROPERTY CONSULTANTS

**52 HIGH STREET,  
KINROSS  
KY13 8AN**

## TO LET

- LEASE FROM £12,000 PER ANNUM
- 805 FT<sup>2</sup>
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PRIME LOCATION
- CLASS 3 CONSENT
- INCENTIVES AVAILABLE

## LOCATION

Kinross is a burgh in Perth and Kinross, Scotland, located around 13 miles (21 km) south of Perth and around 20 miles (32 km) north-west of Edinburgh. It is the traditional county town of the historic county of Kinross-shire.

Recently, Kinross has expanded, especially since the construction of the M90 motorway, which is the main north-south artery bypassing the town. Many people working within a commuting radius of Kinross have settled in the town owing to its central location and local amenities

The subjects are located on the western side of High Street at its junctions with Station Road.

## DESCRIPTION

The subjects comprise a restaurant forming the first floor of an end terraced two storey building with private ground floor access. Below the property is a convenience store which brings high levels of footfall.

Internally the provides front restaurant area, bar area, male and female w/c facilities, storage area and kitchen. the kitchen benefits from a stainless steel extraction system and dishwashing area.

## PROPOSAL

Lease from £12,000 per annum for a new FRI lease.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

74.8m<sup>2</sup>/805ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Perth & Kinross Council Planning Department.

## RATING

Rateable value £4,450.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published March 2024.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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