

TO LET OPEN STORAGE / YARD SPACE

KINROSS

**BRIDGEND
KINROSS
KY13 8EN**

**UP TO
8.47 ACRES
(3.43 HA.)**



**FULLY SERVICED AND
READY FOR IMMEDIATE
USE**

**SUITABLE FOR BUSINESS
AND STORAGE**

**STRONG CONNECTIVITY
TO THE M90**

**FLOODLIT AND SECURITY
FENCED**

ACCESSED FROM J5 & J6 OF THE M90

LOCATION

Kinross is located in the county of Perth and Kinross approximately 26 miles north of Edinburgh, 32 miles south west of Dundee and 18 miles south of Perth.

The site is situated on the south side of the town centre and adjacent to the historic Todd & Duncan Cashmere facility at Lochleven Mills.

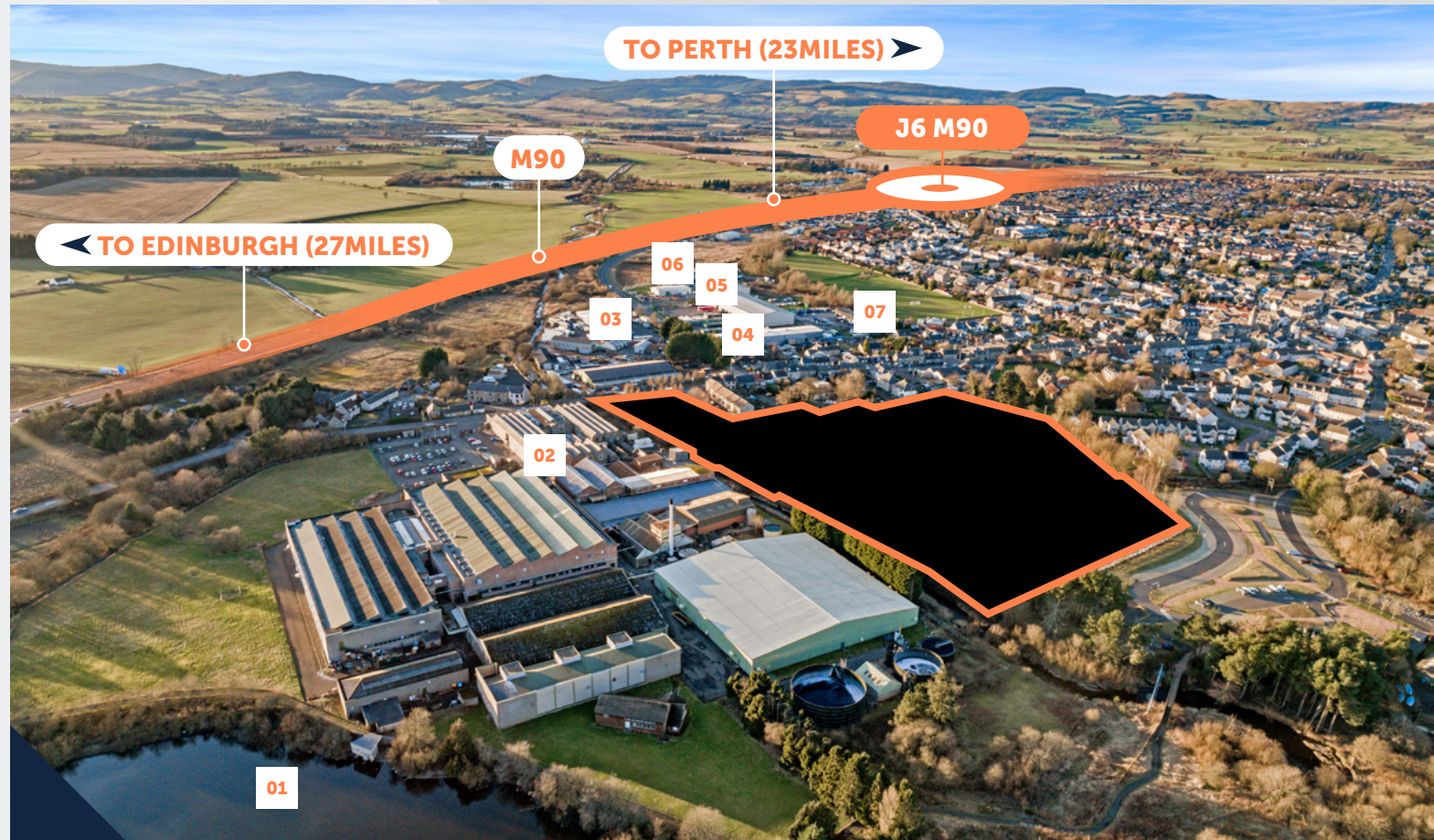
The site can be accessed from Junctions 5 and 6 of the M90 Motorway. Loch Leven lies immediately to the East of the property.

SITE AREA

The site extends to 8.47 acres (3.43 ha.).

DESCRIPTION

The property comprises the site of a former car auction which has been demolished, leaving a mixture of surfacing including tarmac car parking, concrete yard areas, hardcore areas and the retention of the building floor slabs.



KEY

- 01 Loch Leven
- 02 Todd & Duncan Ltd
- 03 John Moncrieff Lighting Ltd
- 04 Mozolowski & Murray Ltd
- 05 Anchorpoint Interiors
- 06 HAKI Access Solutions Ltd
- 07 Kinross Recycling Centre





TERMS

Our clients are seeking to let the site in whole on terms to be agreed. Consideration will be given to letting in part, dependent on specific requirements.

RATEABLE VALUE

The site is entered in the current Valuation Roll at £25,700, effective from 1st April 2026.

VIEWING AND FURTHER INFORMATION

The site can be viewed from the boundary perimeter. For on-site walkovers please contact:

Lewis Pentland

T 07748 704734

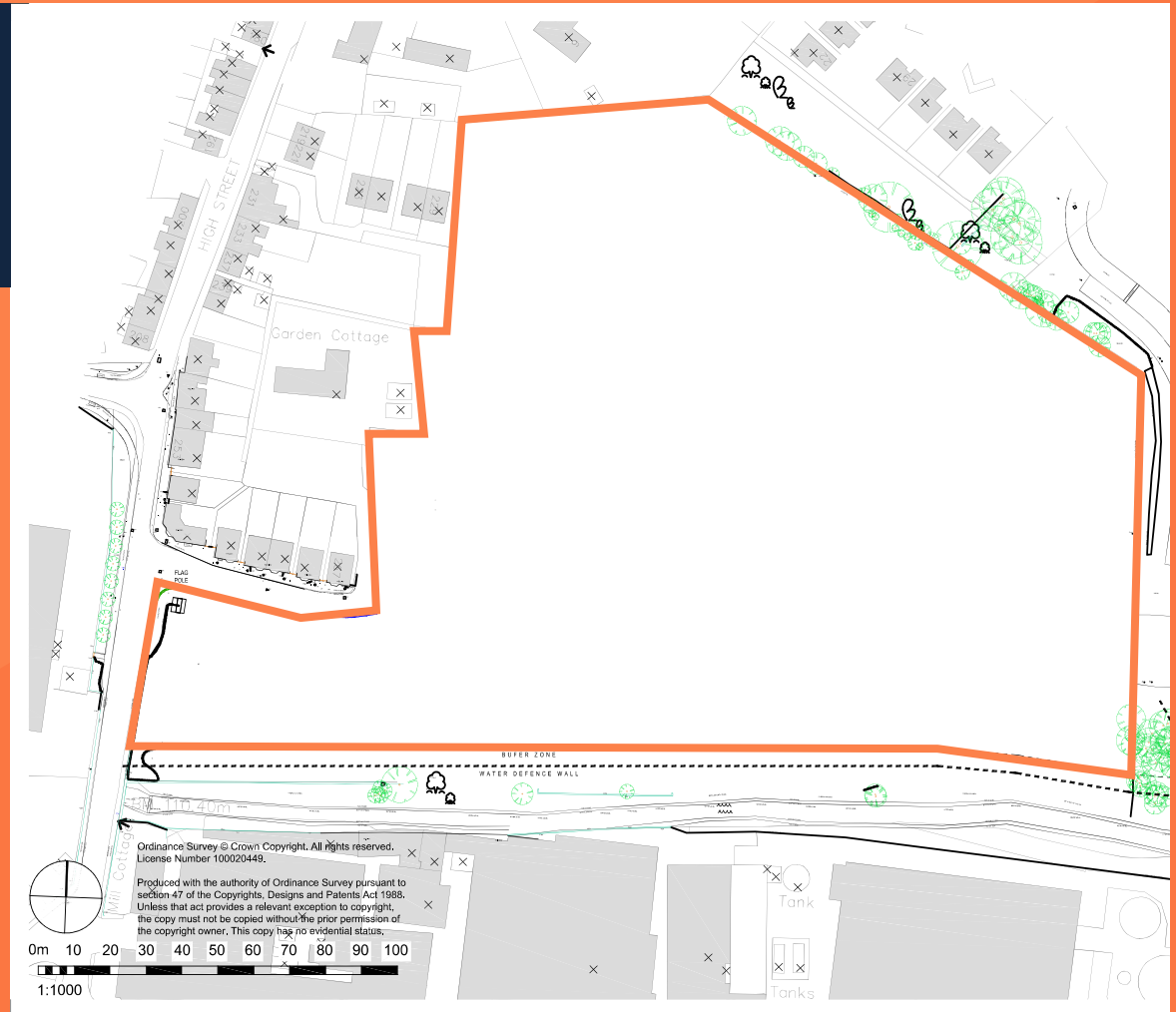
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INDICATIVE SITE PLAN

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Messrs Ryden for themselves and for 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 lessees, 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. Kinross High Street photos © John Allan. June 2026.

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