



TO LET



FALCONER
PROPERTY CONSULTANTS

**3 NEW ROAD,
MILNATHORT
KY13 9XT**

- LEASE FROM £9,000 PER ANNUM
- 406 FT² UP TO 852 FT²
- PRIME LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- INCENTIVES AVAILABLE

LOCATION

Milnathort is a small town in the historic county of Kinross-shire, Scotland. The smaller neighbour of nearby Kinross, Milnathort has a population of around 2,000 people. It is situated amidst picturesque countryside at the foot of the Ochil Hills, and near the north shore of Loch Leven.

Kinross is located around 13 miles south of Perth and around 20 miles north-west of Edinburgh.

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 property is located on the Northern side of New Road at its junction with Stirling Road and South Street.

DESCRIPTION

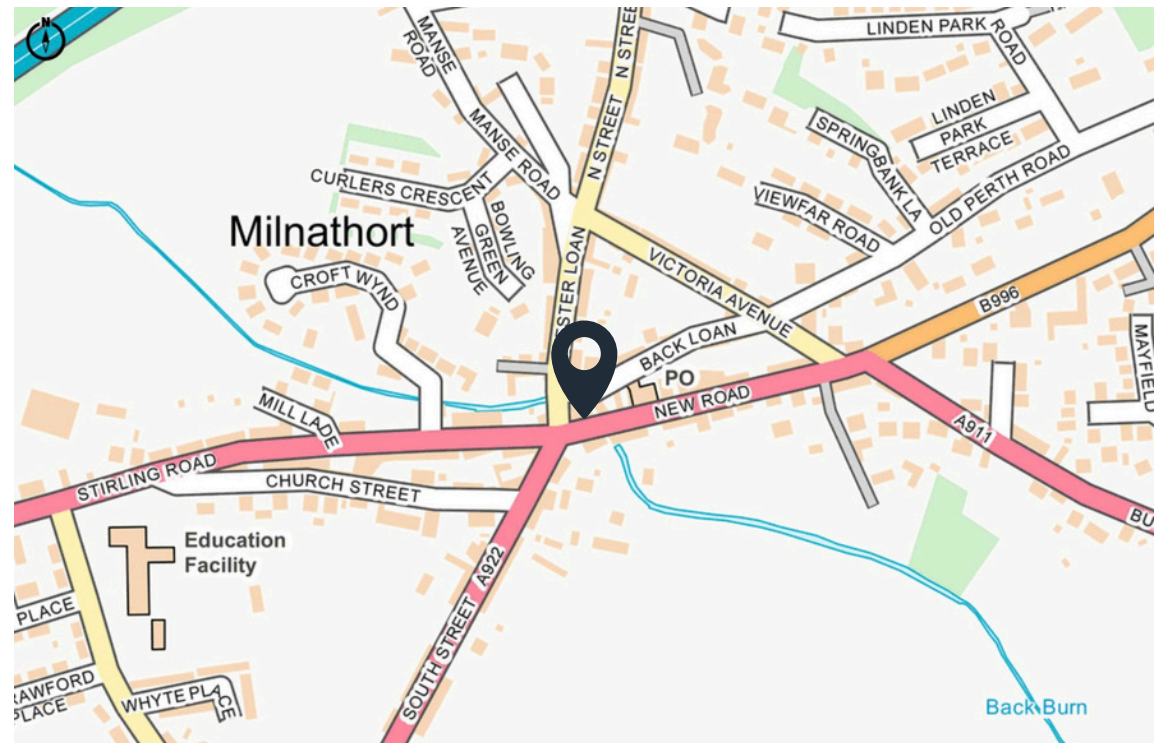
The subjects comprise a newly formed office/studio within a single storey building of stone construction surmounted by a pitched and slated roof.

Internally the property offers a large open plan office, phone room, disabled w.c, kitchen, storeroom and rear lobby. A further office area is also available with separate w.c.

Externally the property benefits from an outside patio/seating area.

PROPOSAL

Lease from £9,000 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):

Office area: 37.7m²/406ft²

Retail area: 41.4m²/446ft²

PLANNING

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

RATING

Rateable value £5,600.

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 October 2026.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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