



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

Ox Studio, 3 New Road,  
Milnathort, KY13 9XT

## OFFICE/STUDIO

- LEASE FROM £10,000 PER ANNUM
- 480 FT<sup>2</sup>
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH MILNATHORT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FREE ON STREET PARKING
- PRESENTED IN IMMACUALTE MOVE-IN CONDITION
- GAS CENTRAL HEATING



## 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.

Externally the property benefits from two outside patios/seating area.

The area shaded blue on the floorplan represents the extent of the subjects available.

## PROPOSAL

Lease from £10,000 per annum.

## 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):

44.63m<sup>2</sup>/480ft<sup>2</sup>

## PLANNING

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

## RATING

100% rates relief subject to qualification.

## 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 let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

N/A.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)