

OFFICE PREMISES

- > ATTRACTIVE WORKING ENVIRONMENT FORMING PART OF A FARM AND SUITABLE FOR VARIETY OF OCCUPIERS AND USES
- > OFFICE 1 – 30 SQ.M. (323 SQ.FT.)
- > OFFICE 2 – 17 SQ.M. (183 SQ.FT.)
- > TOTAL RENT - £500PCM

TO LET

KIRKTON FARM, COLLACE, PERTHSHIRE, PH2 6HU

CONTACT: Jonathan Reid – j_reid@shepherd.co.uk – Tel. 01738 638188 www.shepherd.co.uk



LOCATION

Collace is located within Strathmore adjacent to the surrounding village of Kinrossie in an attractive rural environment. The subjects are located within Kirkton Farm approximately 8 miles north-east of Perth.

DESCRIPTION

The subjects comprise refurbished steading buildings consisting of a well-presented office with views over the surrounding countryside. The buildings are of stone construction with pitched slate roof over.

The accommodation comprises 2 private offices and a toilet facility.

RATEABLE VALUE

The subjects will require to be assessed for rating purposes, but it is expected that rates will not require to be paid.

ACCOMMODATION	m ²	ft ²
Office 1	30	323
Office 2	17	183
TOTAL		

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).



EPC

Available upon request.

TERMS

Our client is inviting rental offers of £500 per calendar month for a negotiable term.

VAT

Prices are quoted exclusive of VAT (if applicable).

VIEWING/FURTHER INFORMATION

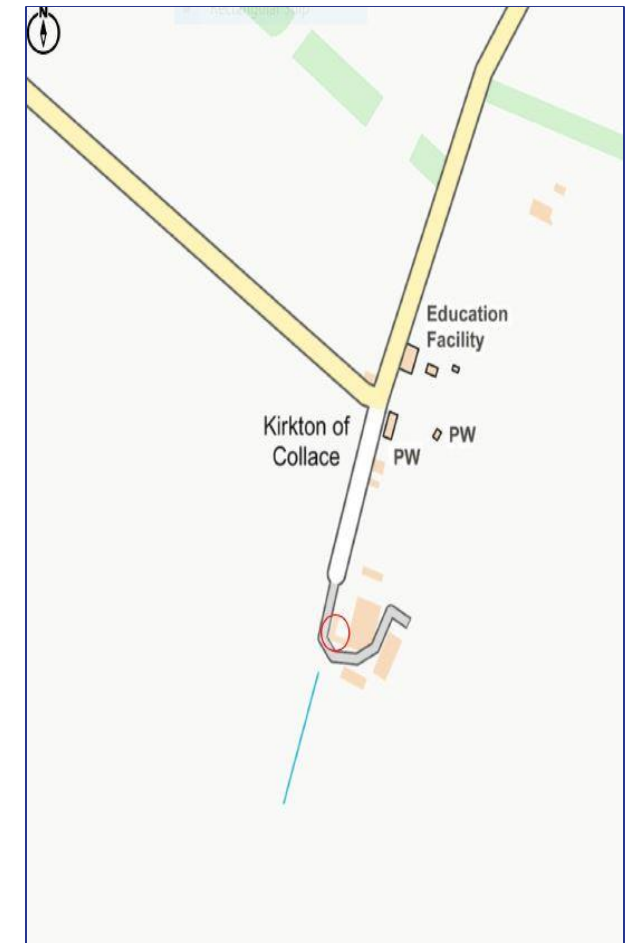
Strictly by appointment with the sole agent.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

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 and 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.



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

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