

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

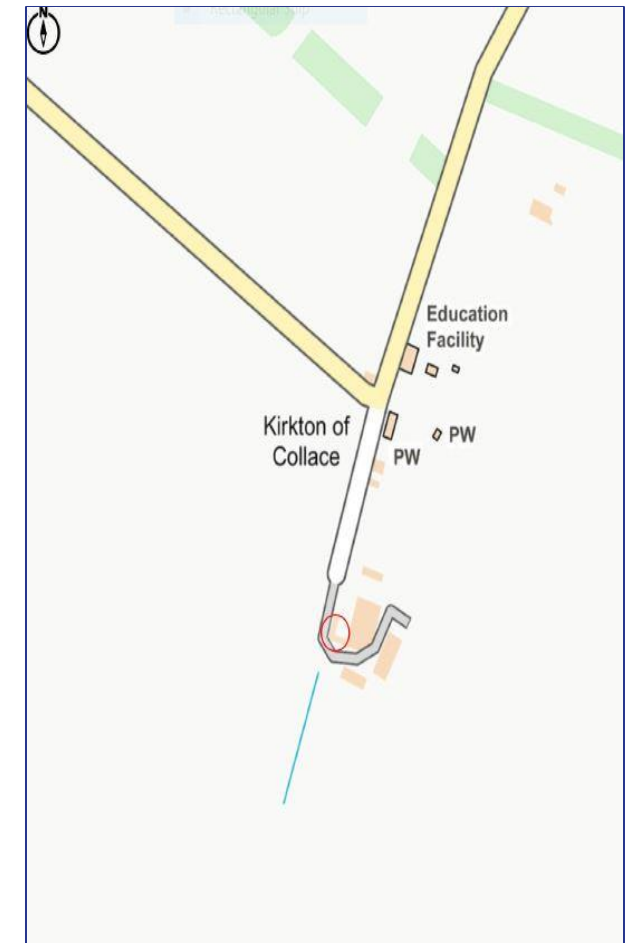
Strictly by appointment with the sole agent.

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:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j_reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**