



Gallowhill Sheds, Kinross, KY13 0RD
Secure storage sheds in accessible location

To Let

0.41 acres
(0.17 Ha)

SMART&CO.
surveyors & property consultants



Unit 2

Unit 1



Unit 2



Unit 3



Unit 3

SITUATION & DESCRIPTION

Situated on Gallowhill Road, less than 1 km from Kinross, the premises are extremely well positioned for easy access to the M90 (1.6km) via the A91.

The premises comprise 3 good sized former agricultural storage sheds traditionally constructed of painted rendered stone walls under profile sheet roofs with concrete floors. Each unit has a double width door for easy access / loading.

The premises are available either individually or in combination.

ACCOMMODATION

We understand the premises to measure:

Unit 1	26.8 sqm /	288 sqft
Unit 2	60.2 sqm /	648 sqft
Unit 3	152.1 sqm /	1,637 sqft
Total	239.0 sqm /	2,573 sqft

USES

The units lend themselves to storage purposes.

RENT / TERMS

The property is available for lease on terms and for a duration to be agreed. The quoting rents are as follows:

Unit 1	£1,500 pa
Unit 2	£3,250 pa
Unit 3	£8,200 pa

LEGAL COSTS

Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

VAT

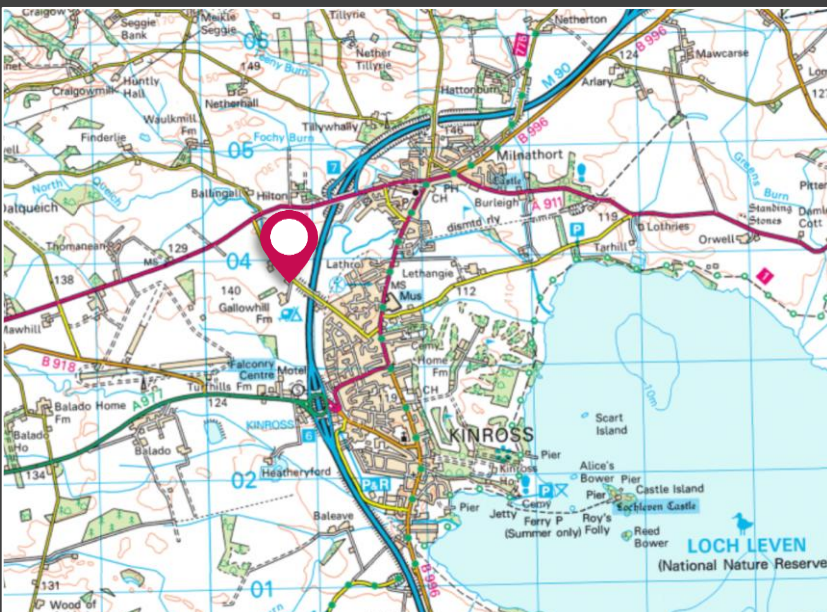
VAT will be charged on the rent.

VIEWINGS / MORE INFO

All enquiries to the sole agents:

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Graeme@smartandco.co.uk



WHAT3WORDS///
[awakening.visions.rungs](https://www.what3words.com/awakening.visions.rungs)