



Shed 2, Whitebank Farm, Methven, PH1 3QU

To Let

**Storage / Workshop Unit**  
253.4 sqm (2,728 sqft)

£800 per month

- Main Road (A85) Frontage
- Peaceful Yet Accessible Location
- Renewable Heating Source
- Shared Yard



### Location

The Perthshire village of Methven is situated on the A85 Perth - Crieff road. With a population of approximately 1,162, the village has a primary school, church, bowling club, post office / store, and pubs and restaurants. The subjects at Whitebank Farm are located approximately 2 miles further west from Methven and is about 10 miles from both Perth and Crieff.

### Description

The property comprises a traditional stone and brick farm building with vehicular access from the roller door at the front. Occasional access can be facilitated from the rear. The roof has recently been overclad with profile metal sheeting and a new electric roller door secures the front access. Internally, the building has a single radiator at the rear which is connected to the onsite sustainable woodchip fuelled heat source.

### Accommodation

We have measured the property to be 253 sqm (2,728 sqft).

### Lease Terms

The property is available For Lease for a length to be agreed at a rental of £800 per month.

### Business Rates

The property should qualify for 100% exemption from Business Rates.

### Energy Performance Certificate

Awaited

### Legal Costs

Each party will be responsible for their own legal costs associated with the lease. The ingoing tenant will be responsible for any LBTT and Registration dues.

### Enquiries to:

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### Important Notice

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