

**TO LET**

# UNIT 6 AVIEMORE RETAIL PARK

AVIEMORE PH22 1RH



ON THE INSTRUCTIONS OF

**LCP**

## PROMINENT RETAIL UNIT

- SITUATED WITHIN THE POPULAR TOURIST TOWN OF AVIEMORE
- SURROUNDING AREA ATTRACTING 1.92 MILLION VISITORS PER ANNUM
- UNIT CAN BE SUBDIVIDED TO OFFER TWO 1,500 SQ FT UNITS
- 333 ON SITE CUSTOMER CAR PARKING SPACES

**FULL  
RESTAURANT  
CONSENT  
GRANTED**



## LOCATION

Aviemore is located within the Cairngorms National Park in the Highlands of Scotland. Aviemore is a very popular tourist destination with the surrounding Cairngorms attracting over 1.92 million visitors per annum. Whilst Aviemore is a year-round destination, it is perhaps most famous for winter sports with the Cairngorm Mountain Resort located a short distance to the east. On peak days during the winter season, Cairngorm Mountain Resort can expect to attract over 3,000 visitors, the vast majority of which will have to pass through Aviemore.

Transport links are well established in the area with the subject property a short distance from the local train station, occupying a prime pitch position just off Grampian Road. The retail park extends to more than 50,000 sq ft of retail space and provides 333 parking spaces. Nearby occupiers include **Tiso, Home Bargains, Aldi, Costa Coffee, Blacks and Nevis Sport.**

## DESCRIPTION

Unit 6 forms part of a purpose built single storey retail parade extending to 3,000 sq ft (279 sq m).

The landlord may consider splitting the unit to provide two separate units – further details on request. An indicative plan of how the unit could be sub divided is shown. The subjects are suitable for a wide range of commercial uses (subject to planning).

## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 and Class 3 Restaurant consent. Interested parties are advised to speak directly to the Local Planning Authority for more information.



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## LEASE

The subjects are available on the basis of a new Full Repairing and Insuring lease.

## RENT

£82,500 per annum.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects is £72,750.

Based on a rate poundage of 54.5p, this rateable value will result in an estimated rates liability of £39,650 pa.

## SERVICE CHARGE

£4,324.97 per annum.

## EPC

EPC rating C.

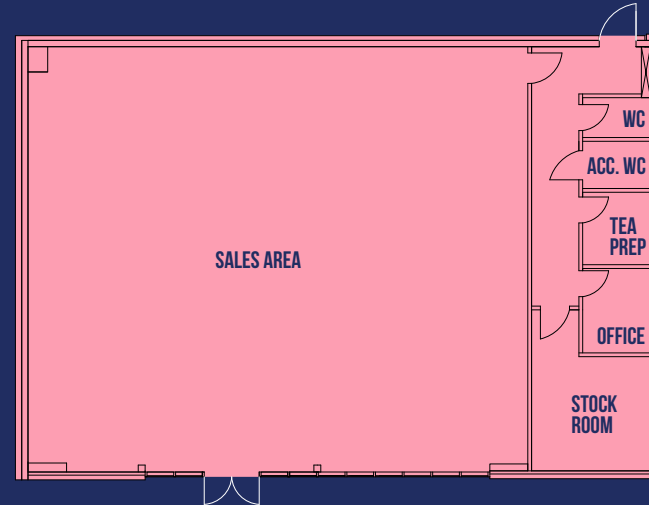
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.

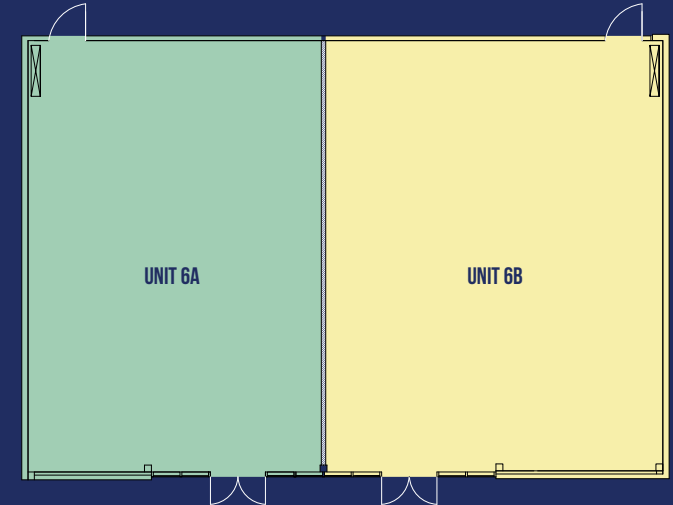
## DATE OF ENTRY

By arrangement.

## EXISTING



## PROPOSED



## FURTHER INFORMATION

All viewings are strictly by prior arrangement with EYCO on - 0131 226 2641 or with our joint agents at Gunn Property Consultants.



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