

PRIME RETAIL UNIT IN THE HEART OF POPULAR TOURIST LOCATION

# **GRAMPIAN** ROAD AVIEMORE

**PH22 1RH** 

## **LOCATION**

Aviemore is a sizeable tourist and commuter town situated approximately 30 miles south of Inverness on the main A9 trunk road. Grampian Road is the main thoroughfare that runs through the town from north to south.

The property is located centrally in the main retail area near Aviemore Retail Park. National occupiers include Fat Face, Mountain Warehouse, Aldi, Costa and Tesco as well as a variety of local traders.





## **ACCOMMODATION**

The premises comprise a ground floor retail unit extending to the following Net Internal Area:

Grampian Road		
Ground Floor	139.35 sq m	1,500 sq ft
First Floor	69.68 sq m	750 sq ft

# GRAMPIAN ROAD AVIEMORE PH22 1RH

#### **ENTRY**

The property is available subject to Vacant Possession being granted.

#### **RENT**

Rental offers in excess of £60,000 per annum exclusive of VAT are invited.

#### **SERVICE CHARGE**

The current on account service charge for this unit is £1,000 per annum.

#### **RATING**

We are informed by the Local Authority that the 2024/2025 Rateable Value of the unit is as follow:

Rateable Value - £47,250 Commercial Rate Poundage - 49.8 pence

(exclusive of water and sewerage rates)

#### **LEGAL COSTS**

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.



#### **EPC**

A copy of the EPC will be made available as required.

#### VAT

All figures quoted are exclusive of VAT.

#### USE

Class 1A – Shops, financial, professional and other services. There is a permitted change to Class 3 (Food & Drink) use for restaurants, snack bars and cafes and use for sale of food or drink on the premises.

#### **TERMS**

The subjects are offered on the basis of a new Full Repairing and Insuring lease of negotiable length.

#### **FURTHER INFORMATION**

Viewing strictly by appointment via the joint agents:





Kenny McKenzie kenny.mckenzie@g-s.co.uk 07803 896 963 **Stephen Gunn** stephen@gunnproperty.co.uk 0141 221 3500

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