

TO LET

GRAMPIAN ROAD

AVIEMORE PH22 1RH



ON THE INSTRUCTIONS OF
LCP

PRIME RETAIL UNIT IN THE HEART OF POPULAR TOURIST LOCATION

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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

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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 follows:

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 incoming 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:

**GRAHAM
SIBBALD**

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