



5 GRANISH WAY
DALFABER
AVIEMORE PH22 IUQ

PROMINENT RETAIL UNIT TO LET

ON THE INSTRUCTIONS OF

LCP

5 GRANISH WAY DALFABER AVIEMORE PH22 1RH

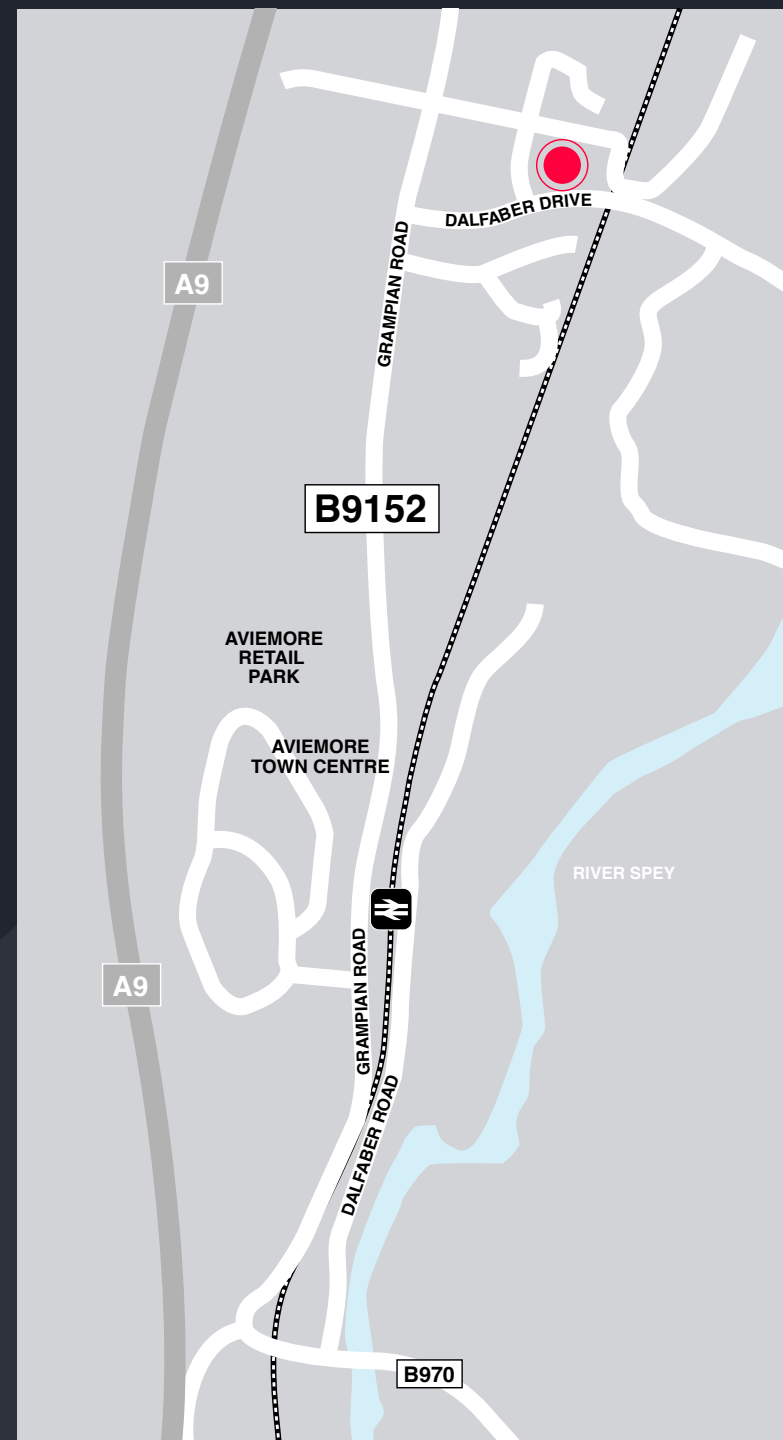
LOCATION

Aviemore is situated 30 miles south of Inverness and 80 miles north of Perth. It has a resident population of around 4,800 people and a wider catchment of around 20,000 people. It is situated within the Cairngorm National Park and is a very popular tourist resort throughout the year.

The property is located in a very prominent roadside location off Dalfaber Road, on the way to the Dalfaber Golf and Country Club. There are over 370 new homes in the immediate vicinity and other nearby amenities include timeshares, chalets, the holiday village, industrial estate, car garages etc. There are 4 neighbouring shops which trade very strongly: Coop, The Chippy, Pizzariach, Your Perfect Smile and Sleeping Beauty Salon.

ACCOMMODATION

The property is a purpose build two story unit of concrete block construction with a tiled roof. There is parking for 95 cars.



5 Granish Way

Ground Floor	76.34 sq m	822 sq ft
--------------	------------	-----------

5 GRANISH WAY DALFABER AVIEMORE PH22 1RH

RENT

£25,000 pa.

SERVICE CHARGE

£800 plus VAT.

RATING

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

Rateable Value - £15,000
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

Can be provided on request



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.

ENTRY

To be agreed, subject to gaining vacant possession.

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



David Waterworth
dwaterworth@lcpproperties.co.uk
07741 726 425

Graham+Sibbald/Gunn Property Consultants for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: September 2025