TO LET

MAY SELL

PROMINENT RETAIL UNIT

822 sq.ft

(76.3 sq.m)



UNIT 5

Granish Way
Dalfaber, Aviemore
PH22 1UQ

AVAILABLE IMMEDIATELY

DALFABER, AVIEMORE

UNIT 5



DESCRIPTION

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

The property occupies a prominent roadside position off Dalfaber Road, en route to Dalfaber Golf and Country Club. It sits within an established and growing catchment, with over 370 new homes nearby and a strong mix of surrounding uses including holiday accommodation, leisure, and industrial occupiers. The parade benefits from well-trading neighbouring retailers including Co-op, The Chippy, Pizzariach, Your Perfect Smile and Sleeping Beauty Salon.

UNIT SIZE

Total Area: 822 sq.ft (76.3 sq.m)

RENT

£22,000 per annum excluding VAT

BUSINESS RATES

Rateable Value: £16,750

USEAGE

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.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

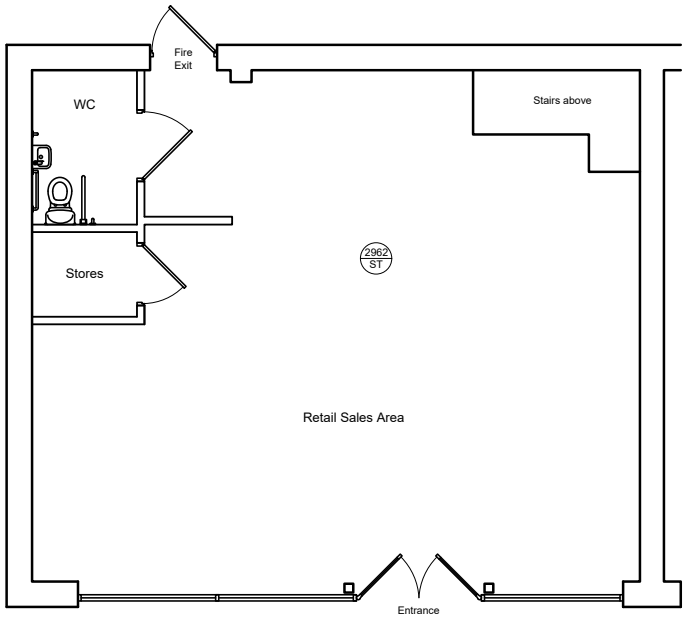
LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

SERVICE CHARGE AND INSURANCE

Service Charge: £376.51 per annum
Insurance: £450.00 per annum

UNIT PLAN



5
Retail Units On-Site

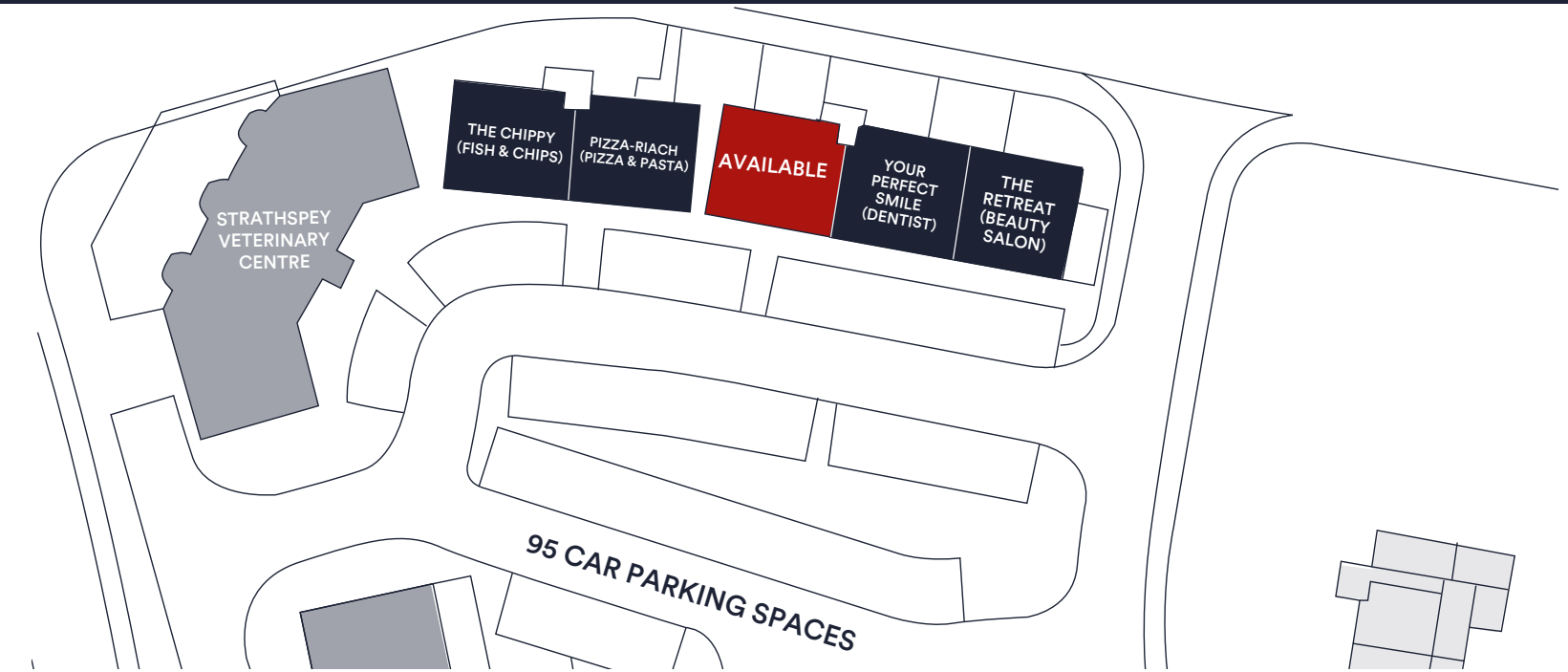
822 sq.ft
Unit Size

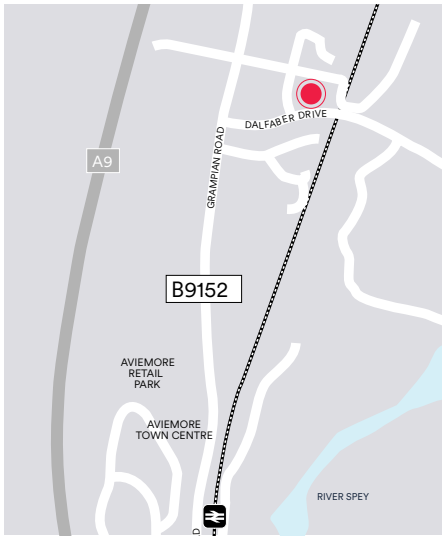
What Three Words
nozzle.wolves.making

DALFABER, AVIEMORE

SITE PLAN

mcoreproperty.com





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.



M Core LCP UK



Alex Williams
07741 951 843
awilliams@lcpproperties.co.uk



Rakesh Joshi
07741 385 322
rjoshi@lcpproperties.co.uk

Viewing
Strictly via prior appointment with the appointed agents

GRAHAM SIBBALD

Kenny McKenzie
07803 896 963
kenny.mckenzie@g-s.co.uk

Gunn PROPERTY CONSULTANTS 0141 221 3500

Stephen Gunn
0141 221 3500
stephen@gunnproperty.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

29-06-26 SEPT26