



TO LET

Retail unit

2,250 sq.ft

(209 sq.m)

Grampian Road, Aviemore PH22 1RH

- Prime retail location
- Popular tourist location
- National occupiers include Fat Face, Mountain Warehouse, Aldi, Costa and Tesco as well as a variety of local traders.

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,500	139
First Floor	750	70
TOTAL	2,250	209

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.

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

Rates

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)

Service Charge & Insurance

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



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.

Energy Performance

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

VAT

All figures quoted are exclusive of VAT.

Use Class

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 and use for sale of food or drink on the premises.

Viewing

Strictly via prior appointment with the appointed agents:

**GRAHAM
SIBBALD**

Kenny McKenzie 07803 896 963
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Gunn
PROPERTY CONSULTANTS
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Owned and Managed by

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