



118, Grampian Road, Aviemore, PH22 1RH

- LOCATED ON THE MAIN THOROUGHFARE THROUGH AVIEMORE
- NIA: 40.20 SQ.M / 432 SQ.FT OR THEREBY
- RENTAL: £15,000 PER ANNUM
- TENANT MAY BENEFIT FROM 100% BUSINESS RATES RELIEF

The premises form a single storey mid-terraced retail unit with the premises benefiting from a large display window onto Grampian Road, the main thoroughfare through Aviemore.

The premises benefits from allocated car parking spaces to the rear (3 spaces).



LOCATION

This is an excellent opportunity to lease a rarely available retail unit in the centre of Aviemore. Aviemore lies within the Cairngorm National Park and is the principal town of Badnoch and Starthspey. It is an all year round tourist resort. The unit is located in the prime pitch fronting onto Grampian Road and directly opposite the new Aviemore Retail Park which is anchored by Aldi and Home Bargains and provides 333 car spaces.

SIZE

432 Sq Ft (40.13 Sq M)

Floor	Sq Ft	Sq M
Floor	40.2	3.73
Total	432	40.13

PRICE

£175,000 Offers in the Region of

TENURE

Freehold - A minimum 5 year period of Full Repairing and Insuring terms is sought. Depending on the lease length, there will be Rent Reviews every 5 years.

RATES

The current Rateable Value for the premises is £9,000

USE CLASS

Other

LEGAL COSTS

Each party will be responsible for their own legal fees. The incoming tenant will be liable for any LBTT and Registration Due should they be applicable.

EPC

>Available on request.

To arrange a viewing contact:



Kenny McKenzie

Associate

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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