

## RETAIL

- > GROUND FLOOR RETAIL UNIT
- > FLOOR AREA: 84 M<sup>2</sup> (905 FT<sup>2</sup>)
- > ATTRACTIVE PERIOD BUILDING
- > QUALIFIES FOR 100% RATES RELIEF
- > EARLY ENTRY AVAILABLE
- > FLEXIBLE LEASE TERMS
- > RENT: £11,500 PER ANNUM

**TO LET**

**5-7 HIGH STREET, GRANTOWN-ON-SPEY, PH26 3HB**

**CONTACT:** Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Tel: 01463 712239 | [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

Grantown-on-Spey is located within the heart of the Cairngorm National Park and is renowned as a popular centre for holiday and outdoor activities. The Cairngorm Mountains offer winter sports and hill walking, there is salmon and trout fishing on the River Spey and an 18 hole golf course. The town is located approximately 35 miles south of Inverness and 15 miles north east of Aviemore.

The subjects occupy a prominent pitch on the north west side of High Street which forms part of the main A939 road. Surrounding occupiers include Beale & Pyper furnishings, Mortimers fishing tackle, Bank of Scotland, Cairngorm Butchers, Ashers Bakery and The Wee Puffin restaurant.

**DESCRIPTION**

The property comprises a ground floor retail unit set within a larger 2-storey and attic ornate stone building under a pitched slated roof. There is a Royal Mail sorting office at the rear of the building. The property enjoys a large glazed double frontage with centrally set double timber pedestrian access doors. Internally the ground floor provides an open plan sales area, office/storage space and a staff toilet. The space benefits from suspended fluorescent strip lighting and a wet radiator system.

**ACCOMMODATION**

The accommodation and approximate floor areas are as follows:

FLOOR	M <sup>2</sup>	FT <sup>2</sup>
Ground	84.07	905
<b>Total</b>	<b>84.07</b>	<b>905</b>

**EPC**

Details available on request.

**RATEABLE VALUE**

The property has a NAV/RV of: £10,000 and will qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

**LEASE TERMS**

The property is available on To Let on flexible lease terms at a rental of £11,500 per annum, exclusive of VAT.

**PLANNING**

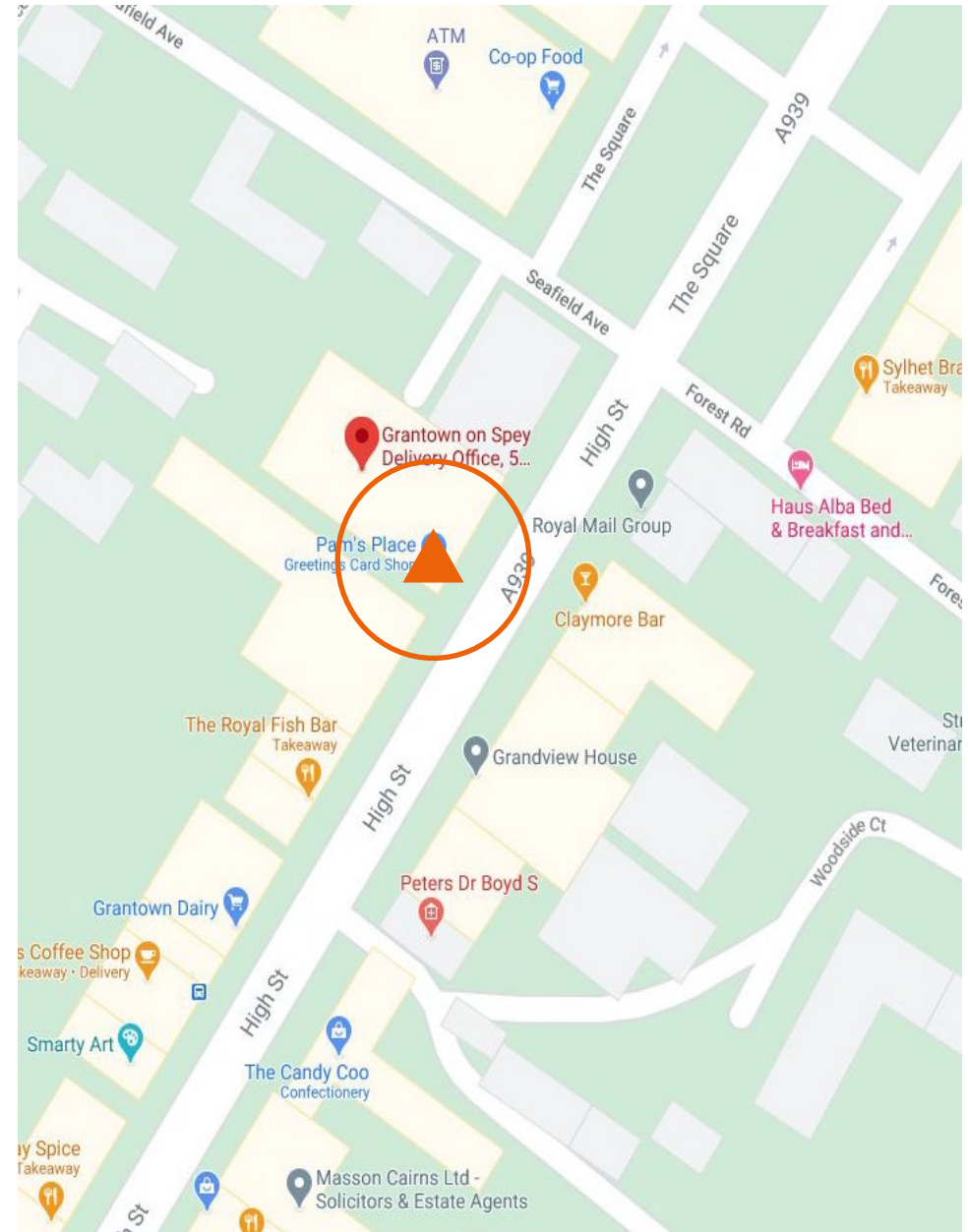
The subjects benefit from Class 1 (Shops) consent. Other uses may be permissible subject to securing the relevant planning approval.

**VAT**

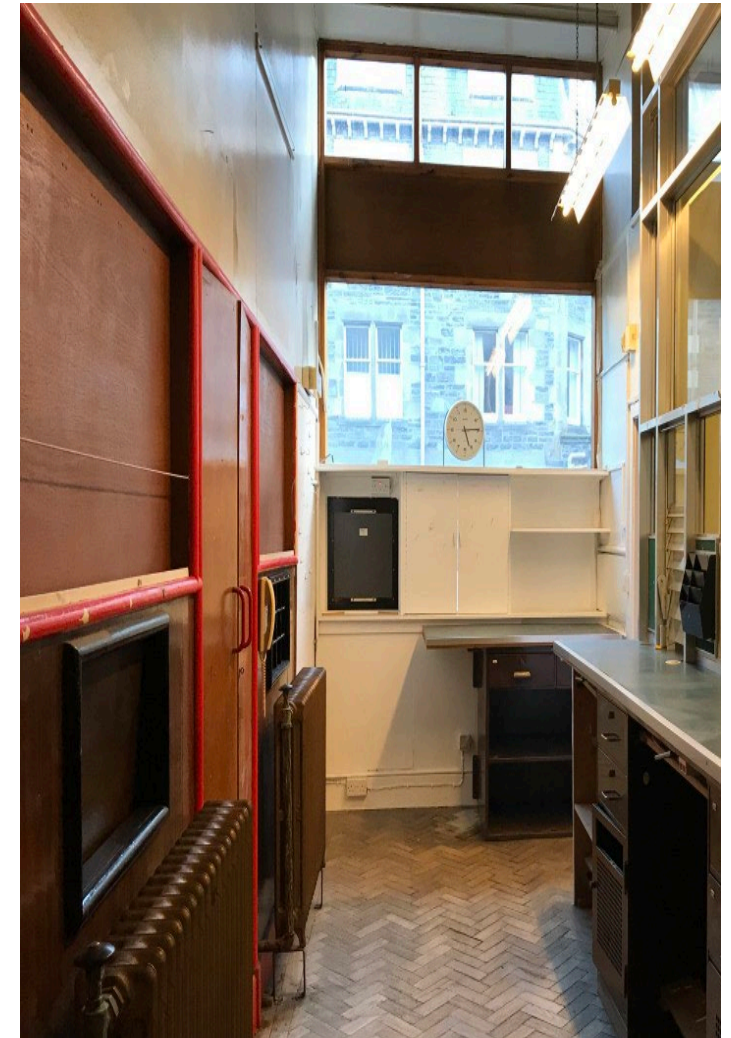
VAT will be payable on any transaction.

**LEGAL COSTS**

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon.







**For further information or viewing arrangements please contact the agents:**

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

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