



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

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TO LET

**54 HIGH STREET
GRANTOWN-ON-SPEY
PH26 3EH**

RETAIL / OFFICE PREMISES

FLOOR AREA: 84.15 SQ M (905 SQ FT)

RENT: £8,500 PER ANNUM



54 HIGHSTREET GRANTOWN ON SPEY PH26 3EH



LOCATION

Situated within the Cairngorms National Park Granttown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Granttown being the gateway to the Malt Whisky Trail. The Granttown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Granttown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

DESCRIPTION

The subjects comprise a Ground Floor unit within a two storey & attic mid-terraced building of stone wall construction on Granttown-on-Spey High Street.

ACCOMMODATION

The internal accommodation includes front sales area, store, tear room and toilets. The Net Internal Floor Area, as measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), extends to approximately 84.15 sq m (905 sq ft).

Front Shop/Office	50.3 M ²	541 FT ²
Store Room	7.6 M ²	82 FT ²
Staff Room	4.8 M ²	52 FT ²

PLANNING

The unit has historically been used as retail premises and most recently for a Tourist Information Office for Visit Scotland

SERVICES

Mains water, electricity and drainage. Heating is by electric panel heaters.



RATES

The property is currently entered in the Valuation Roll with a rateable value of £8,000. The Uniform Business Rate for the 2015/2016 financial year is 48.0 pence for properties with a Rateable Value below £35,000. Water and sewerage charges are separately levied and are available upon request from Scottish Water. Subject to status, 100% rates relief may be applied for under the Small Business Bonus Scheme.

LEASE/RENT/DETAILS

The property is available To Let on the basis of a new Lease at a rental of £8,500 per annum.

VAT

VAT is applicable on the rent.

DATE OF ENTRY

Early entry is available subject to mutual agreement.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant will also be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

EPC

The property has an EPC rating of E.

FURTHER INFORMATION

For further information and viewing arrangements please contact:-

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