



# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

## COMMERCIAL PREMISES

- PRIME LOCATION, CENTRALLY POSITIONED ON THE HIGH STREET
- SUITABLE FOR A VARIETY OF USES - OFFICE, RETAIL, CAFE/COFFEE SHOP (WITHIN CLASS 1 RETAIL) - ALL SUBJECT TO PLANNING)
- GROUND FLOOR ACCOMMODATION EXTENDING TO 114.78 M2 (1,236 FT2)



# TO LET

2 HIGH STREET  
GRANTOWN ON SPEY, PH26 3HB

# RENT

£12,000 PER ANNUM

## 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.

The subjects are located on the High Street of Granttown on Spey. Nearby occupiers include Scotmid Co-operative, Ashers Bakery, Lloyds Pharmacy, Morning Noon & Night, Highland Hospice.

## DESCRIPTION

The subjects comprise a ground floor unit, within a two storey, attic & basement corner terraced commercial building of granite wall construction with pitched slate roof.

The premises would be suitable (subject to planning) for a variety of uses as follows:-

Office, Retail, Cafe/Coffee Shop (within Class 1 use)

## ACCOMMODATION

The accommodation can be summarised as follows:-

Ground floor sales area, rear staff area & basement.

The ground floor accommodation extends to approximately 114.78 m<sup>2</sup> (1,236 ft<sup>2</sup>). The foregoing area has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

## SERVICES

The subjects are connected to mains supplies of water, electricity and gas, whilst drainage is to the main sewer.

## RATES

The property is currently entered in the Valuation Roll with a rateable value of £7,400. The uniform business rate for commercial premises in Scotland is 49.0p in the pound for the financial year 2021/22 for rateable values under £35,000, excluding water and sewerage charges.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the incoming occupier being responsible for the cost of LBTT, registration dues and any VAT thereon.

## RENT

The property is available To Let on the basis of a new Full Repairing and Insuring Lease at a rental of £12,000 per annum.

## VAT

VAT is not applicable on the rent.

## ENTRY

The Immediate entry is available, subject to completion of legal missives.

## FURTHER INFORMATION / VIEWING

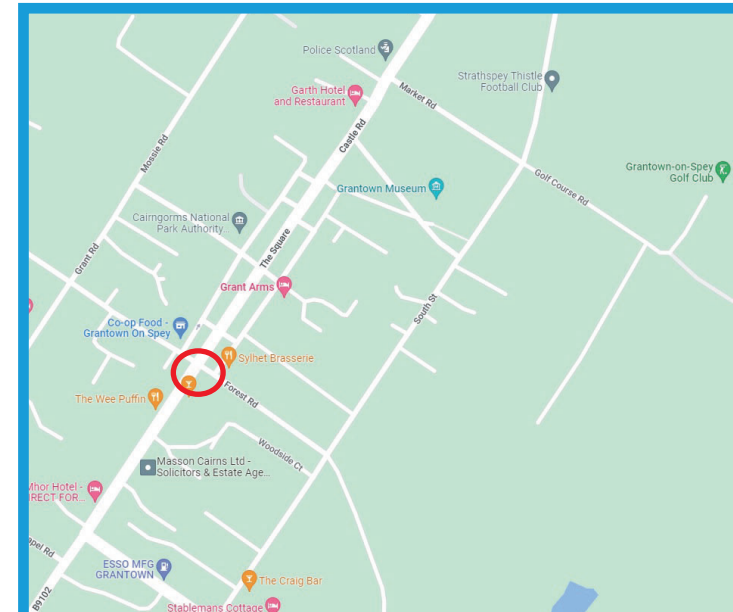
Strictly by appointment through the sole agents:-

Grant Stewart | [gs@gs-cs.co.uk](mailto:gs@gs-cs.co.uk)  
Willem Stewart | [ws@gs-cs.co.uk](mailto:ws@gs-cs.co.uk)

Tel: 01463 718719  
Fax: 01463 710712

Grant Stewart Chartered Surveyors  
Ness Mews, Ardross Place  
Inverness, IV3 5BY

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)





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