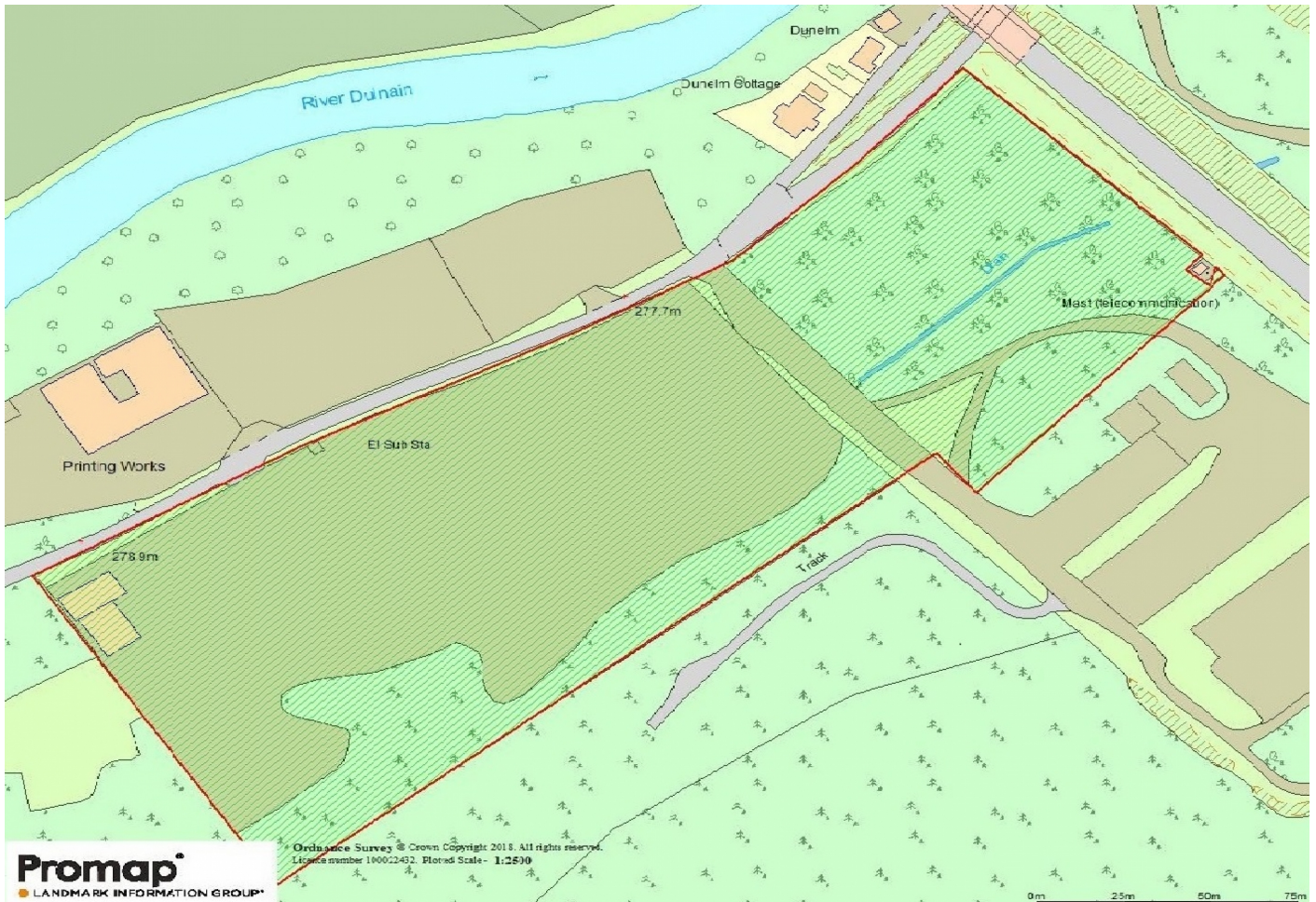


Site at Station Road



Industrial / Land



CARRBRIDGE PH23 3AA

**TO LET /
MAY SELL**

- YARD / SETTING DOWN AREA / OPEN STORAGE
- AREA EXTENDS TO 8.75 ACRES OR THEREBY
- RENTAL/SALE PRICE: ON APPLICATION
- FORMER SITE BUILDINGS CAN BE MADE AVAILABLE

Site at Station Road

CARRBRIDGE

LOCATION

The site is situated to the west of the A9 trunk road and main railway line on the outskirts of Carrbridge accessed off the Station Road. Limited local amenities and facilities are available within Carrbridge, with Inverness to the north and Aviemore to the south.

DESCRIPTION

The subjects comprise industrial land extending to 8.75 acres or thereby. Site surfaces are of a mixed nature but it is generally considered suitable for open storage, setting down space or as a yard. There is height restrictions to the site with the road going under the main railway line and the A9 trunk road bridges.

SERVICES

We understand that services are on site or nearby. All interested parties should satisfy themselves in terms of the service provision.

LEASE TERMS

Our clients are prepared to be flexible in granting a lease to any prospective tenant for either the whole or part.

SALE / RENTAL TERMS

On application.

VAT

All figures quoted are net of VAT.

RATEABLE VALUE

To be confirmed.

LEGAL COSTS

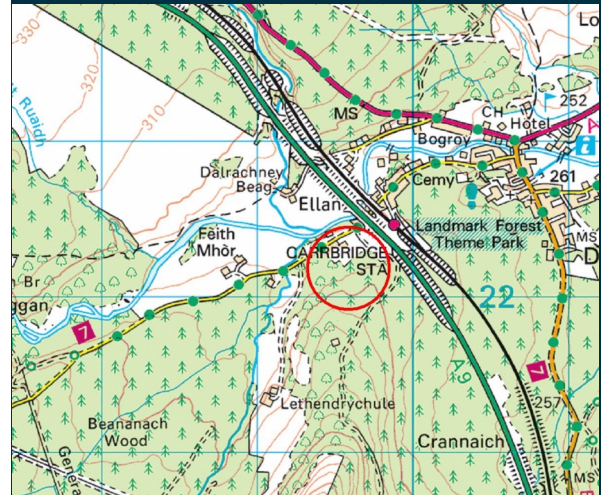
Each party will be responsible for their own legal costs.

ENTRY

By mutual agreement.

TO LET / MAY SELL

Industrial / Land



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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01563 528000
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Paisley
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Perth
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St Andrews
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01786 463111
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IMPORTANT NOTICE:

Please read carefully

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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