



# To let

100 Grampian Road  
Aviemore  
PH22 1RH

For further information  
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## Location

Aviemore is a sizeable tourist and commuter town situated approximately 30 miles south of Inverness on the main A9 trunk route. Grampian Road is the main commercial thoroughfare that runs through the town from north to south. The primary retail area on Grampian Road is situated to the eastern side of the street as is the town's railway station. The subjects are situated in a small development of terraced retail units to the north of the main retail area.

National occupiers include Bank of Scotland, Mountain Warehouse, Waterstones, British Red Cross, Tesco as well as a variety of local traders.

## Description

The subject property comprises ground floor accommodation of a two storey building. The property is of blockwork construction, externally rendered under a pitched slate roof. The first floor is currently occupied as an office.

Internally, the subjects offer an open plan customer area to the front with meeting rooms, an office and rear staff room. There is also a server room and WC's. The solid concrete floor is carpeted, with plasterboard walls and suspended tile ceiling with recessed fluorescent lighting. Heating is via wall mounted electric heaters. The property benefits from a large glazed frontage.

## Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ M	SQ FT
Ground floor	254.18 sq m	2,736 sq ft
<b>Total</b>	<b>254.18 sq m</b>	<b>2,736 sq ft</b>

## Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). I

## Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 19th October 2021.

## Rent

£66,000 per annum.

## VAT

We understand the property is not elected for VAT therefore, no VAT will be applicable.

## Service Charge

The current service charge is £1,821.20 + VAT.

## Rates

We understand that the property is assessed as follows:

**Rateable Value:** £48,000

**UBR (2018/19):** 48p

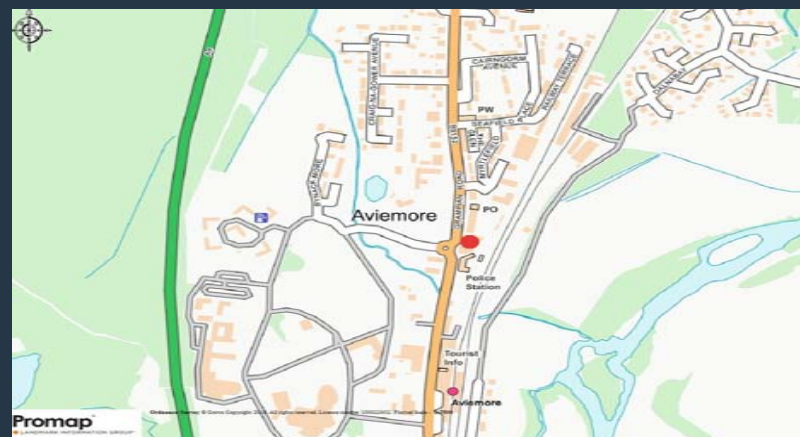
**Rates Payable:** c. £23,040

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The subjects have a rating of "E".



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