

# To Let



## Retail Unit

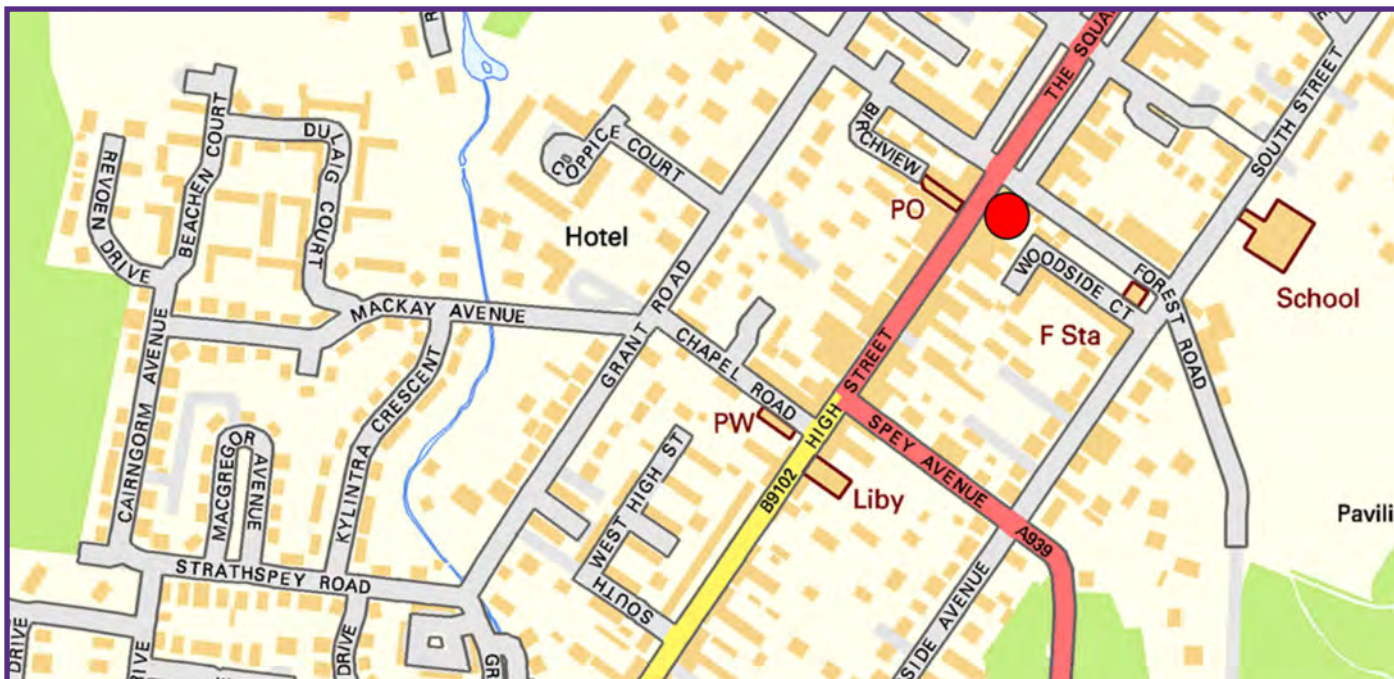
2 High Street  
Grantown on Spey  
PH26 3HB

114.78 sq.m (1,236 sq.ft)



## FG Burnett

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

The subject property is located within the town of Grantown on Spey which lies on the northern edge of the Cairngorms National Park and some 35 miles South East of the city of Inverness. The town has a population circa 2,500.

Within Grantown on Spey the property is located at the end of the High Street, next to the junction of Seafeld Road and Forest Road. The premises are situated at the corner of Grantown Town Square.

Nearby occupiers include, The Cooperative Supermarket, Bank of Scotland, Ashers Bakery, Cairngorm Butchers, the Post Office and Grandview House Care Home.

## Description

The subjects form the ground floor of a two storey, attic and basement corner terraced building. The building is of granite construction with a pitched and slated roof.

Internally, the property comprises a ground floor sales area, rear staff area and basement.

## Floor Area

The following approximate net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	114.78 sq.m	(1,236 sq.ft)
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## EPC Rating

A copy of the EPC and Recommendation Report can be provided upon request.

## Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed.

## Rent

£11,500 per annum.

## Rateable Value

The Valuation Roll shows a rateable value of £7,750 effective from 1 April 2017 (subject to appeal).

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 100% relief. Should you occupy more than one property, the cumulative Rateable Values of your property fall on or below £35,000 RV, then there is a possibility that you could benefit from 25% relief on each property, providing that individually they are below £18,000.

## VAT

The rent quoted is exclusive of VAT which may be applicable.

## Legal Costs

Each party will bear their own legal costs associated with the documentation of any lease. The incoming tenant will be responsible for LBTT and registration dues which may be applicable.

## Entry

By arrangement and upon conclusion of all legal formalities.

## Viewing & Offers

Viewing is strictly by arrangement with the letting agent to whom all offers should be submitted in Scottish legal form.

# Contact

## David Henderson

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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