

FIXED PRICE £350,000



FOR SALE

SALE & LEASEBACK INVESTMENT

INDUSTRIAL UNIT
WITH ANCILLARY OFFICES

WELL-ESTABLISHED
ACHNAGONALIN IND. ESTATE

EASY ACCESS TO A95 & A939

FLOOR AREA: 550 M² (5,918 FT²)

EXTENSIVE YARD & PARKING

AVERAGE RENTAL INCOME (YEARS 1-5)
£28,000, PA (£4.73/ FT²)

NEW 10-YEAR FRI LEASE

FIXED PRICE: £350,000

NET INITIAL YIELD: 7.73 %

REVERSIONARY YIELD: 9.66%

LOW CAPITAL RATE £59 PSF



WHAT 3 WORDS

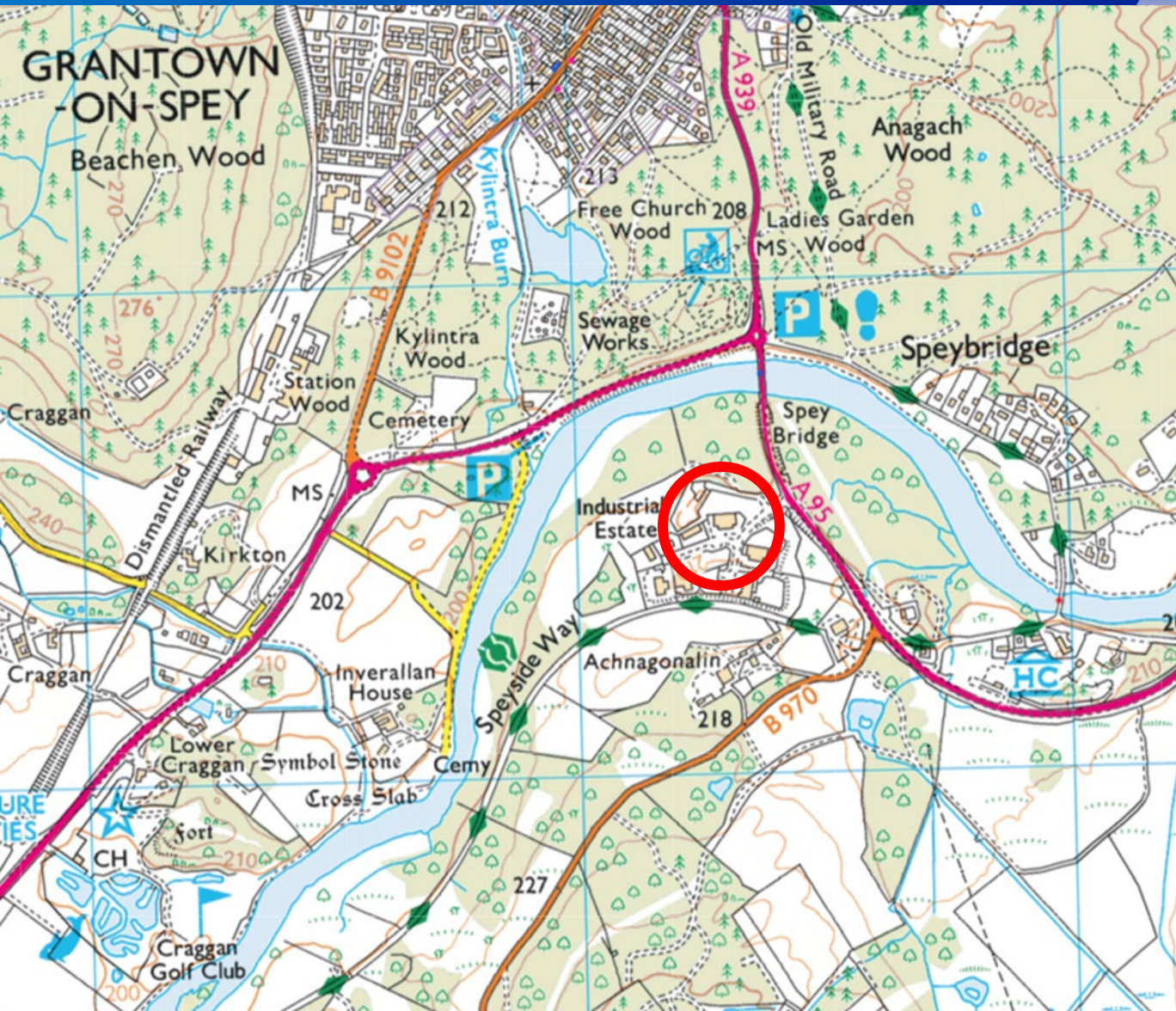


VIDEO TOUR

UNIT 3B, ACHNAGONALIN INDUSTRIAL ESTATE, GRANTOWN ON SPEY, PH26 3TA

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LOCATION

Granttown on Spey (2011 Census; population 2,430) occupies a strategic position in the heart of Badenoch & Strathspey within the Cairngorms National Park. The town is firmly established as one of the main settlements in the local hierarchy. It was designed as a planned town with a distinctive grid style layout and lies on the River Spey halfway between the Cairngorm and Lecht ski areas.

The town is surrounded by ancient woodlands which provides a unique habitat for a wide variety of wildlife. Granttown is located approximately 35 miles south of Inverness and 15 miles north of Aviemore. Despite its relatively modest population, Granttown enjoys a favourable range of local facilities and amenities. It is an established all-year holiday destination particularly for outdoor enthusiasts and is popular in the winter season with skiers and snowboarders. It is a central base for those fishing on the River Spey, climbing, walking and exploring the countryside. The town is also conveniently located for the 70-mile long famous Speyside Malt Whisky Trail.

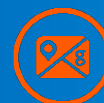
The Cairngorms National Park is the UK's largest National Park at 4,528 square kilometers, comprising about 6 per cent of Scotland's land area. Circa 17,000 people live in the Park and a further 1.4 million people visit it each year.

The subjects are located within the popular Achnagonalin Industrial Estate approximately one mile east of Granttown-on-Spey town-centre. The Estate has a captive market being the dominant industrial estate for the area.

The location enjoys easy access to the A95 Aviemore/Elgin trunk road. Surrounding properties are in mixed commercial use, including business, trade counter and light industrial occupiers.

Nearby occupiers within the estate include Cairngorm Vets, Highland Woodchip Co., Elis UK, RDB Concepts Ltd and Speyside Kitchens

**INDUSTRIAL INVESTMENT OPPORTUNITY,
LONG TERM SECURE INCOME**



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a modern semi-detached industrial workshop/warehouse unit with office accommodation and staff welfare facilities. The unit is of steel portal frame construction with concrete block walls under a pitched roof overlaid with insulated profile metal sheets and incorporating translucent panels.

The warehouse has a solid concrete floor. Lighting is provided throughout via halogen spot-lamps. Vehicle access is provided via 2 No. metal roller shutter doors.

The office and ancillary accommodation including toilets and a staff kitchen/breakout area are to a modern specification. The front elevation benefits from double-glazed aluminium-clad timber windows. Walls are painted plasterboard and floors are of solid concrete construction finished with a mix of laminate and carpet. The office has a suspended ceiling incorporating lighting.

Externally, the site is accessed via a shared entrance and extends to an area of approximately 1.20 acres (0.485 hectares) – the developed site area extends to circa 0.45 acres. The car parking area is surfaced with tarmac and provides a minimum of 15 spaces. The yard space is suitable for circulation, loading, and external storage use.

FLOOR AREA

The property extends to approximately 549.92 m² (5,918 ft²).

EPC

The accommodation has a current EPC Rating of “C”.

PLANNING

Classes 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution).

RATEABLE VALUE

The property is currently listed on the Assessor’s portal with a NAV/RV of: £28,750.



TENANCY INFORMATION

The proposed tenant will be a new Limited Company who specialise in environmentally conscious timber design and manufacture, producing bespoke feature staircases, custom kitchens, and fitted interiors.

LEASE INFORMATION

The property is available subject to a new 10-year lease being in place on Full Repairing and Insuring terms subject to an ingoing Schedule of Condition. There will be a Tenant break option at the end of Year 5 of the lease subject to the Tenant providing 6 months prior written notice.

The rent will be based on a stepped rental basis as follows:-

Years 1-2: £25,000 per annum, exclusive of VAT
Years 3-5: £30,000 per annum, exclusive of VAT
Years 6-10: £35,000 per annum, exclusive of VAT

SALE TERMS

This is a Sale & Leaseback opportunity, offered "For Sale" with the benefit of a new 10-year lease from the settlement date.

A fixed price of £350,000, exclusive of VAT is sought in respect of our client's heritable interest (Scottish Equivalent of English Freehold) in the property subject to the proposed occupational lease. Based on the above rental income structure, a purchase price at this level represents a Net Initial Yield of 7.73% after deduction of normal purchaser's costs. Based on a rent of £35,000 per annum for Years 6-10 of the lease this presents a strong reversionary yield of 9.66%.

VAT

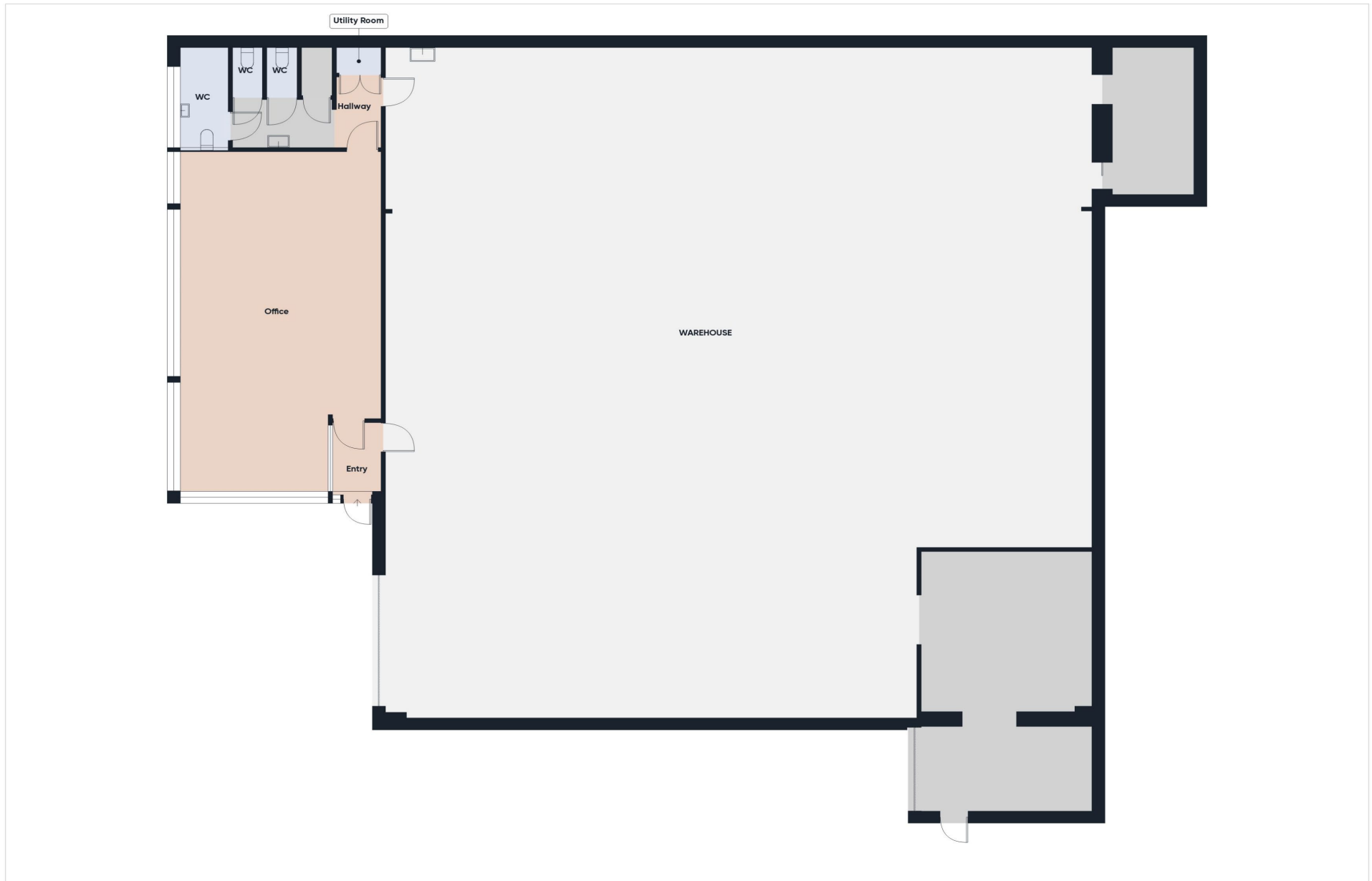
The property is elected for the purposes of VAT. However, we anticipate that the sale will be treated as a Transfer of a Going Concern.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.







APPROXIMATE OUTLINE IN RED OF BUILDING AND YARD
SITE INCLUDES ADDITIONAL LAND WITHIN THE WOODED AREA
TO THE NORTH OF THE BUILDING

UNIT 3B, ACHNAGONALIN IND. ESTATE, GRANTOWN



Get in Touch

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: May 2026

