



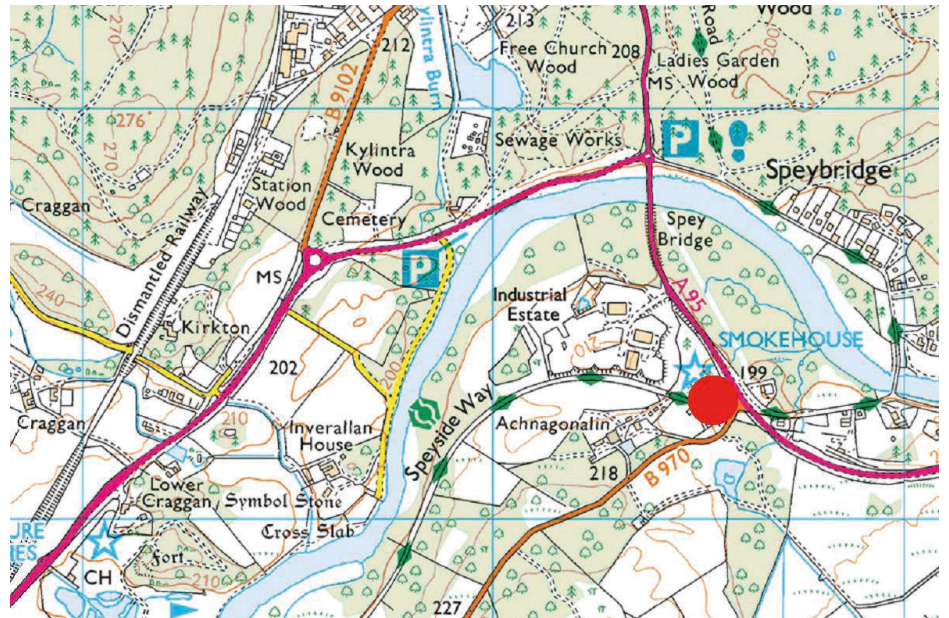
Unit 1, Achnagonalin Industrial Estate, Grantown on Spey, PH26 3TA

Modern detached industrial / food processing facility with office accommodation.

- Fitted out to a high standard for food processing
- Gross Internal Area: 436.91 sq.m / 4,703 sq.ft or thereby
- Rental: £28,000 per annum (plus VAT) is sought
- Sale Price: Offers over £195,000 plus VAT



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



LOCATION

The property is situated within the Cairngorm National Park and is situated approximately 35 miles south east of Inverness, 35 miles south of Elgin and 80 miles west of Aberdeen, within the Scottish Highlands. It is also situated 15 miles north east of Aviemore, which provides national connectivity via the A9 trunk road and rail and bus connections.

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Surrounding occupiers to the subjects include Dawnfresh Seafoods Ltd, Greenflame Installations Ltd and Duncans of Grantown Ltd.

DESCRIPTION

The property comprises a modern, industrial/food processing premises with ancillary office and staff accommodation inset.

The building is of steel portal frame construction, with a pitched, metal profile sheeted roof and blockwork walls. Internally it is currently fitted out to a high standard for food processing purposes including wet wall coverings, floor drainage, high/low risk area separation and a magnetic door contamination prevention system. There are also various items of plant in place including a large cooker and smokers. Externally, there is an extensive tarmac surfaced yard and ample car parking.

ACCOMMODATION

The Gross Internal Area of the subjects extends to 436.91 sq.m / 4,703 sq.ft or thereby.

SERVICES

The property is connected to mains supply for water and electricity, whilst drainage is assumed to be to the public sewer.

Three phase electricity is available.

RATEABLE VALUE

The Rateable Value is currently entered in the Valuation Roll at £40,000.

LEASE TERMS

The property is available for lease for a minimum term of 3 years or longer, on Full Repairing and Insuring terms. A lease period in excess of 5 years will be subject to 5 yearly rent reviews. The use of the property will be limited to Use Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RENTAL

Rental offers of £28,000 per annum or over are sought.

SALE PRICE

Offers over £195,000 plus VAT are sought.

SALE TERMS

Available on application.

GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/communitysupport/communityassets/assettransferrequests.html>

LEGAL COSTS

Each party will meet their own legal costs. The purchaser / tenant will be responsible for LBTT and/or Registration Dues, where applicable.

ENTRY

To be agreed between parties.

ENERGY PERFORMANCE CERTIFICATE

Rated 'G'

VAT

All figures quoted are net of VAT.

To arrange a viewing contact:



Callum Maclean

Surveyor

callum.maclea@g-s.co.uk

01463 236 977

IMPORTANT NOTICE

- 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.
- 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.
- 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.
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