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UNIT 5

Granish Way
Dalfaber, Aviemore
PH22 1UQ

**AVAILABLE
IMMEDIATELY**

DESCRIPTION

The property is a purpose build two story unit of concrete block construction with a tiled roof. There is parking available for 95 cars.

The property occupies a prominent roadside position off Dalfaber Road, en route to Dalfaber Golf and Country Club. It sits within an established and growing catchment, with over 370 new homes nearby and a strong mix of surrounding uses including holiday accommodation, leisure, and industrial occupiers. The parade benefits from well-trading neighbouring retailers including Co-op, The Chippy, Pizzariach, Your Perfect Smile and Sleeping Beauty Salon.

UNIT SIZE

Total Area: 822 sq.ft (76.3 sq.m)

RENT

£23,000 per annum excluding VAT

BUSINESS RATES

Rateable Value: £16,750

USAGE

Class 1A – Shops, financial, professional and other services. There is a permitted change to Class 3 (Food & Drink) use for restaurants, snack bars and cafes and use for sale of food or drink on the premises.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

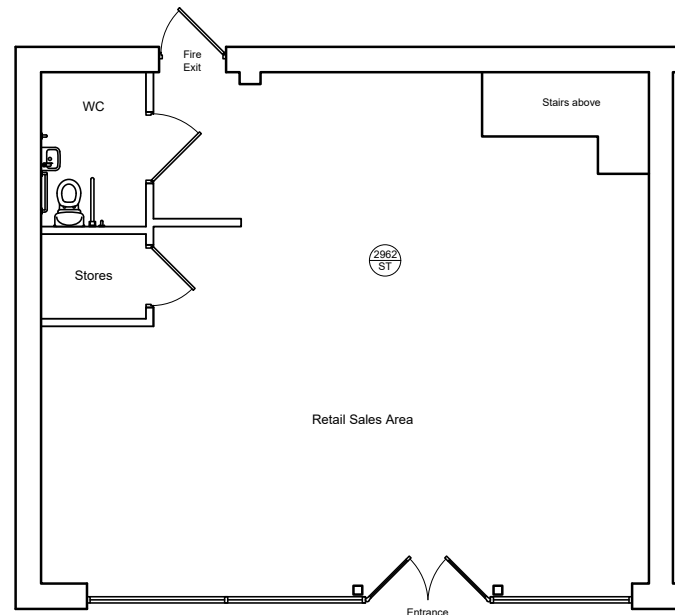
Each party is responsible for their own legal costs in connection with the granting of a lease.

SERVICE CHARGE AND INSURANCE

Service Charge: £376.51 per annum

Insurance: £450.00 per annum

UNIT PLAN



5

Retail Units On-Site



822 sq.ft

Unit Size

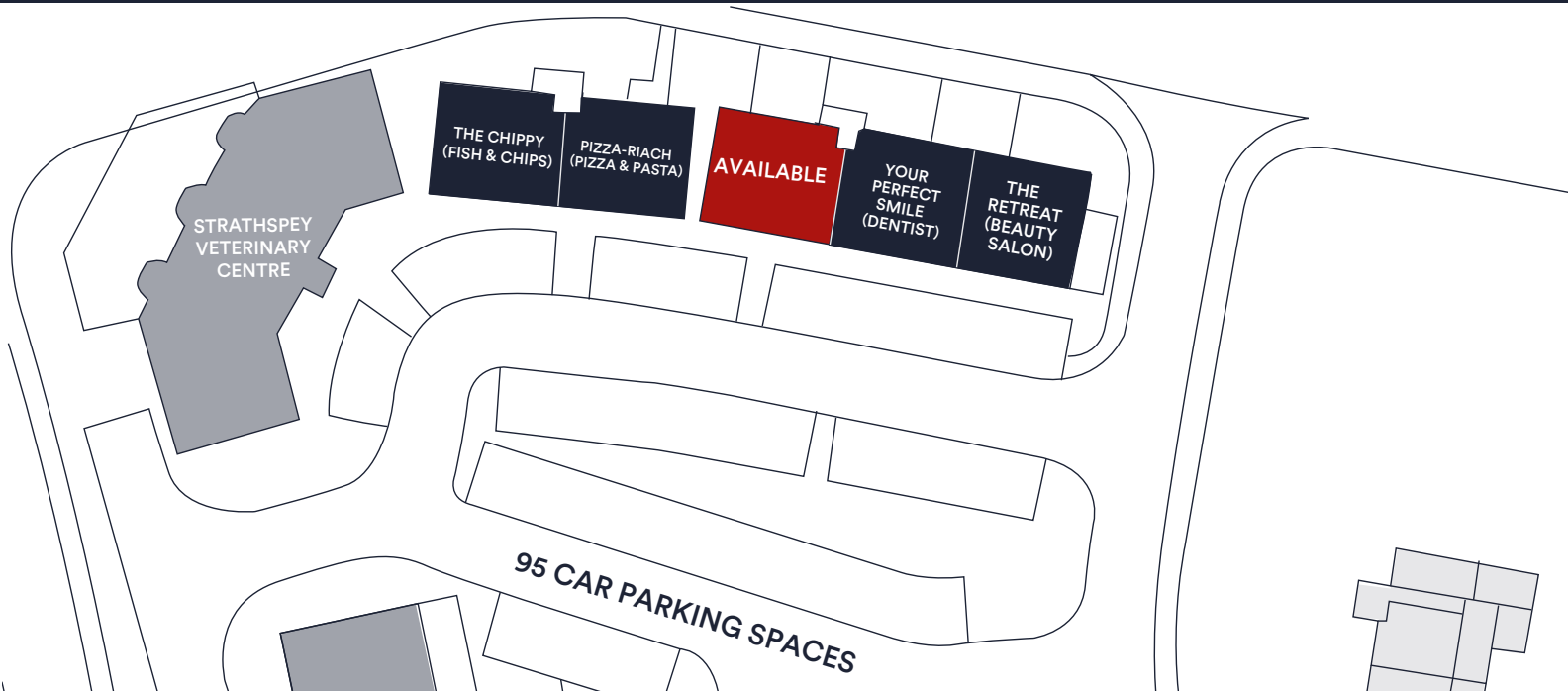


What Three Words
nozzle.wolves.making



DALFABER, AVIEMORE

SITE PLAN



Alex Williams

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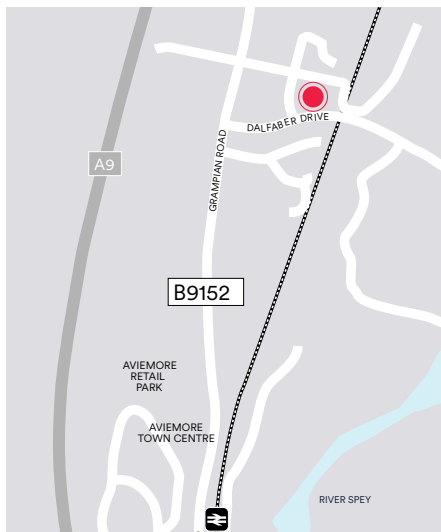
Rakesh Joshi

07741 385 322
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Viewing
Strictly via prior appointment
with the appointed agents

LOCATION

Aviemore is situated 30 miles south of Inverness and 80 miles north of Perth. It has a resident population of around 4,800 people and a wider catchment of around 20,000 people. It is situated within the Cairngorm National Park and is a very popular tourist resort throughout the year.



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