TO LET
MAY SELL

PROMINENT RETAIL UNIT

822 sq.ft

(76.3 sq.m)





UNIT 5

Granish Way
Dalfaber, Aviemore
PH22 1UQ

AVAILABLE IMMEDIATELY

DALFABER, AVIEMORE

UNIT 5



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

£22,000 per annum excluding VAT

BUSINESS RATES

Rateable Value: £16,750

USEAGE

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.

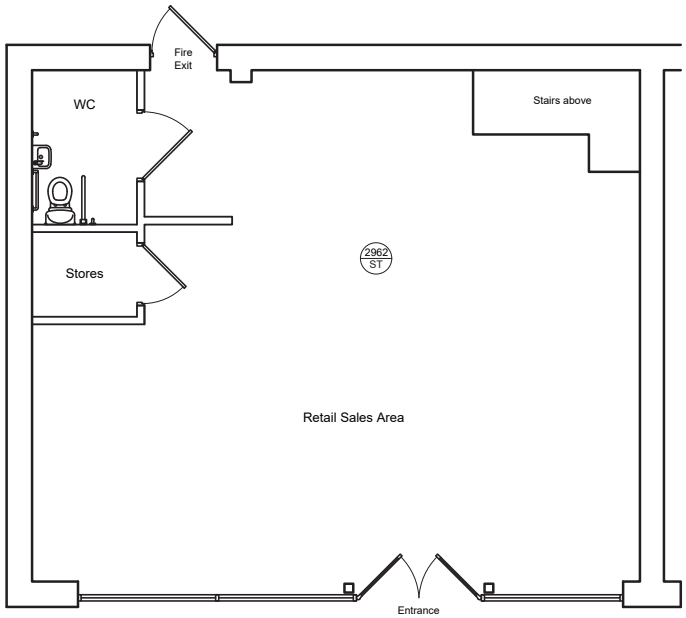
LEGAL COSTS

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



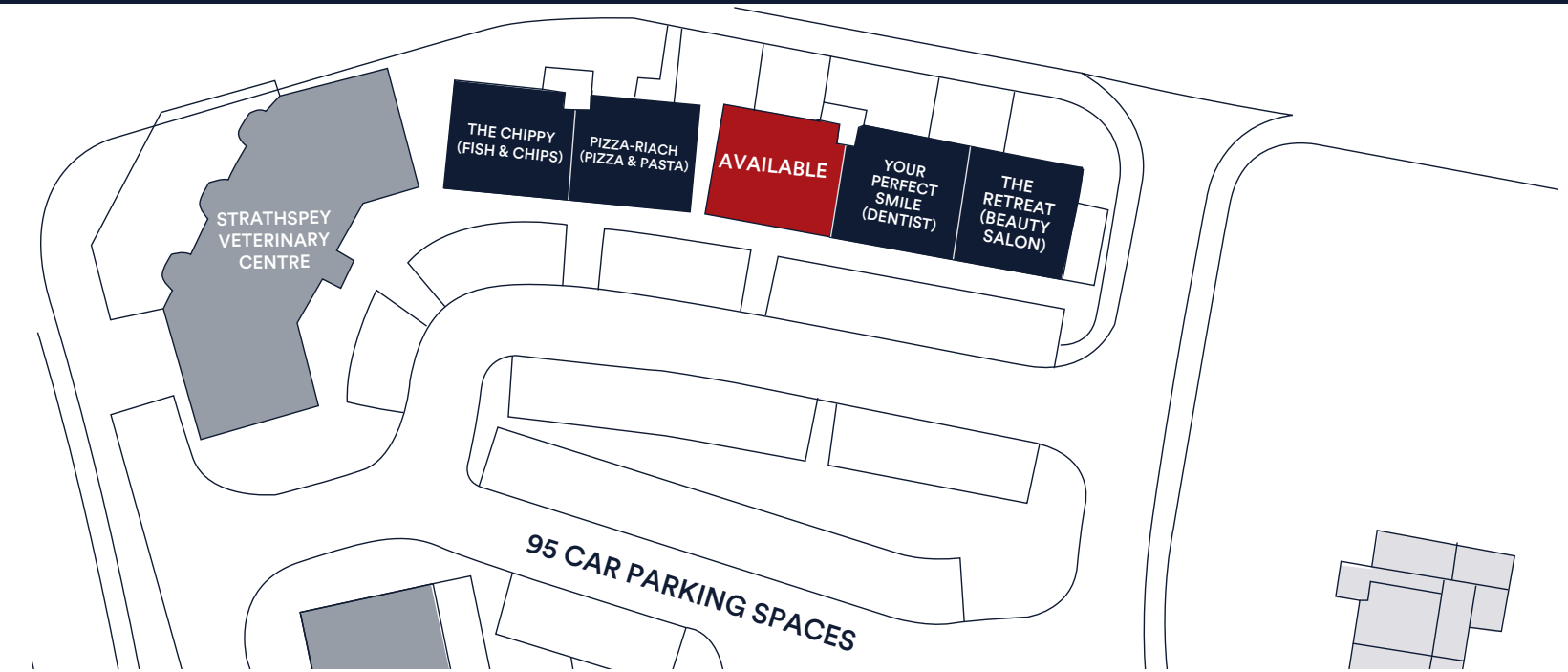
5
Retail Units On-Site

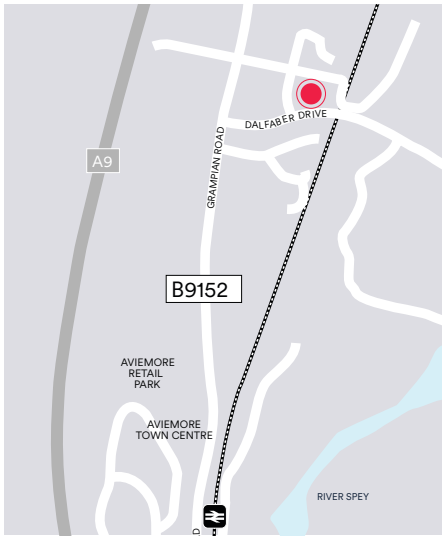
822 sq.ft
Unit Size

What Three Words
nozzle.wolves.making

DALFABER, AVIEMORE

SITE PLAN





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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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

29-06-26 SEPT26