

AVIEMORE RETAIL PARK

RETAIL ACCOMMODATION AVAILABLE

PROMINENT
RETAIL PARK
EXTENDING TO
56,944 SQ FT



Santa Claus Drive | Aviemore | PH22 1AF

Location & Description

Located in the heart of Aviemore, Aviemore Retail Park is the popular tourist town's primary retailing hub with key occupiers including Aldi, Home Bargains and Costa Coffee.

Well-positioned in the Scottish Highlands, Aviemore is a well-known holiday destination for domestic and international tourists, attracting over 2,150,000 visitors per year to the Cairngorms. The local economy centres around outdoor pursuits and tourism with the wider area across the Cairngorms famed for hiking, mountain biking, climbing and skiing. Aviemore acts as the central retailing hub for the surrounding area which is home to 11,479 people within a 30-minute drive catchment of the retail park (173,964 within one hour drive time).

The retail park is strategically situated for transport links as it sits on Grampian Road (the town's main thoroughfare) with an extensive 333 space car park. The local train station is located 0.3 miles to the south of the park and provides regular services between Inverness and Perth via the Highland Main Line with onwards travel to Glasgow, Edinburgh and London through other lines.





56,944 SQ FT
of prime retail space

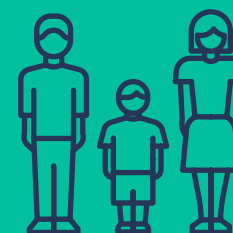


**CLASS 1A
PLANNING
CONSENT**

**2.15
MILLION**
tourists annually



333
on site
customer
car parking
spaces



CATCHMENT:

- > 11,479 people within a 30 minute drive of Cairngorms National Park
- > 173,964 people within a 1 hour drive of Cairngorms National Park



Accommodation Schedule

UNIT NUMBER	TENANT	SIZE (SQ FT)
Unit 1	Tiso	17,844 sq ft
Unit 2	Home Bargains	16,390 sq ft
Unit 3	Aldi	16,868 sq ft
Unit 4	Costa	1,935 sq ft
Unit 5	The Snug	1,005 sq ft
Unit 6	Vacant	2,902 sq ft
Total		56,944 sq ft

There is the option to sub-divide the unit into two units - 1,400 sq ft each. The landlord could also proactively create a larger unit, subject to retailer requirements.

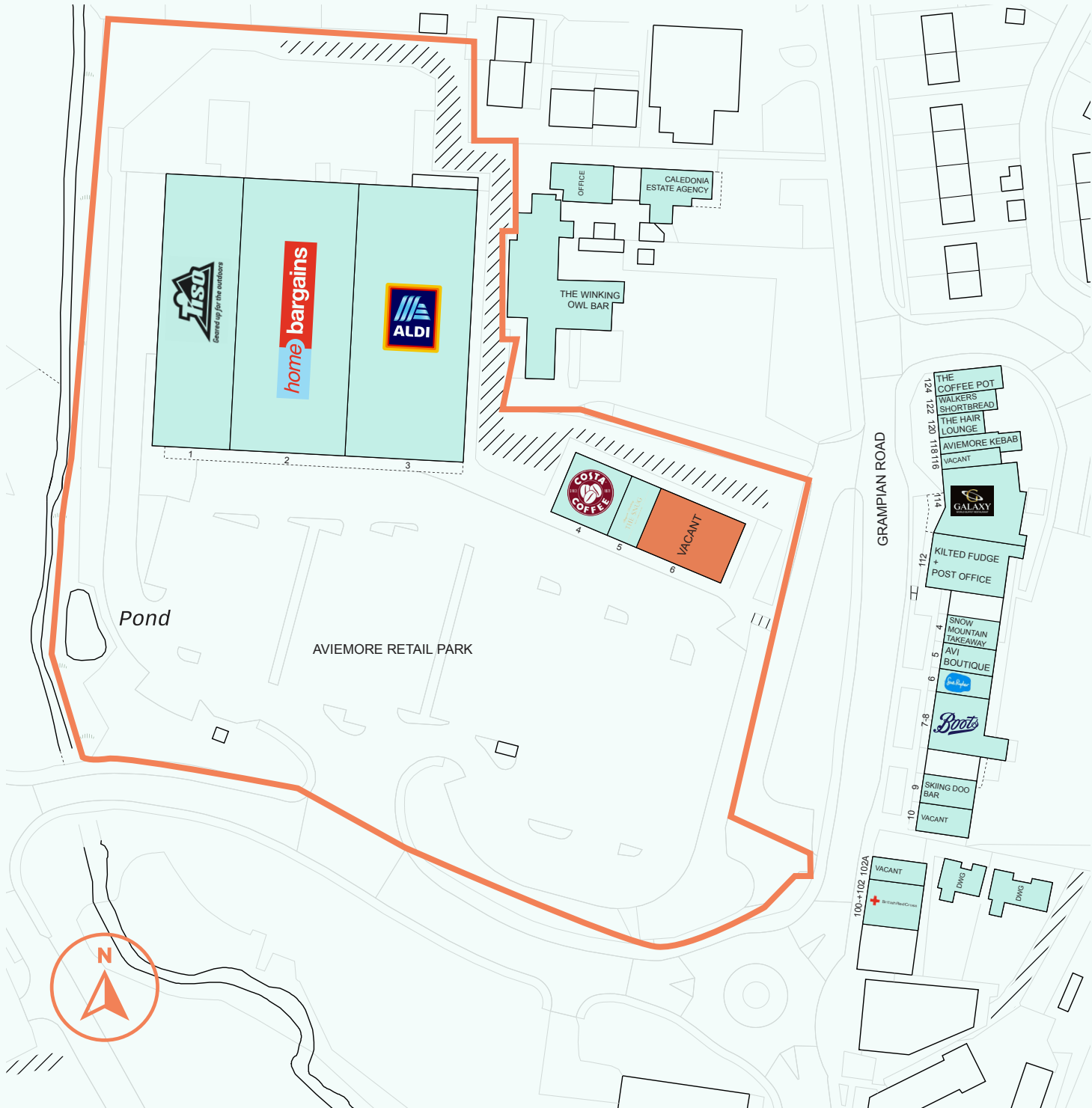
Unit Details

Rent: £65,000 per annum

Rates: We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2026 is £72,500. (Each new occupier has the right to appeal against this figure).
Based on a rate poundage of £0.535, this rateable value will result in an estimated rates liability in financial year 2026/27 of £38,787.50.

However, the rates payable may depend on your circumstances. Further information is available upon request.

Service Charge: £6,047.75 pa



PROMINENT
LOCAL
RETAILING
HUB



STRONG
TOURIST
CATCHMENT



AVIEMORE RETAIL PARK

A9

Macdonald Aviemore Resort

Tesco

Cairngorm Hotel

Grampian Road

TERMS

The property is available on a new full repairing and insuring lease on a term to be agreed.

EPC

Rated C. Full Energy Performance Certificate available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

CONTACT DETAILS

For further information or to arrange a viewing, please contact Savills:

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savills

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Produced by Designworks.