



Unit 7, Shopping Centre, Grampian Road, Aviemore, PH22 1RH

- Located on the main thoroughfare through Aviemore
- Net Internal Area: 118 sq. m / 1,271 sq. ft or thereby
- Passing Rental: £29,000 per annum
- Entry from October 2025
- Lease Expiry June 2029



LOCATION

This is an excellent opportunity to lease a rarely available retail unit in the centre of Aviemore. Aviemore lies within the Cairngorm National Park and is the principal town of Badenoch & Strathspey. It is an all year round tourist resort with a total of 1,000,000 visitors each year.

DESCRIPTION

The premises are over ground and first floor within a mid-terraced retail unit with the premises benefitting from a large display window onto Grampian Road, the main thoroughfare through Aviemore.

The premises benefit from 3 on-street car parking spaces to the front of the property.

ACCOMMODATION

The property extends to a Net Internal Area of 118 sqm / 1,271 sqft or thereby.

SERVICES

We understand that the property is connected to mains supply for water and electricity with drainage being to the main sewer.

RATEABLE VALUE

The Rateable Value for the property is £24,250.

RENT

£29,000 per annum.

LEASE TERMS

A Sub-let or assignment is available. The lease expiry is June 2029. Further details on application to the marketing agent.



SERVICE CHARGE

A service charge is applicable for the common areas. Further details on application to the letting agents.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable, the Sub-Tenant will be liable.

VAT

All figures quoted are net of VAT.

EPC

On application.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



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