



Retail Unit - Aviemore Station

TO LET - RETAIL UNIT

Aviemore Station, Aviemore PH22

A new business opportunity has arisen in Aviemore. The unit available is stand alone and would be suitable for a coffee shop, delicatessens other takeaway service or a newsagent.

Location:

Aviemore is a sizeable tourist and commuter town situated approximately 30 miles south of Inverness on the main A9 trunk route. Grampian Road is the main commercial thoroughfare that runs through the town from north to south. The primary retail area on Grampian Road is situated to the eastern side of the street as is the town's railway station.

*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 133,000 for 2019/2020.

133,000 +
Annual station footfall*

ADVANCE  VENTURES



Grab & Go Coffee | Grab & Go Food | Newsagent

Property:

The subject property comprises a standalone retail unit over ground floor only. The property is of traditional brick construction under a pitched slate roof. The property is offered in shell condition and benefits from a large glazed frontage.

Unit Size:

Floor area: 50.16sq.m. 539.91 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

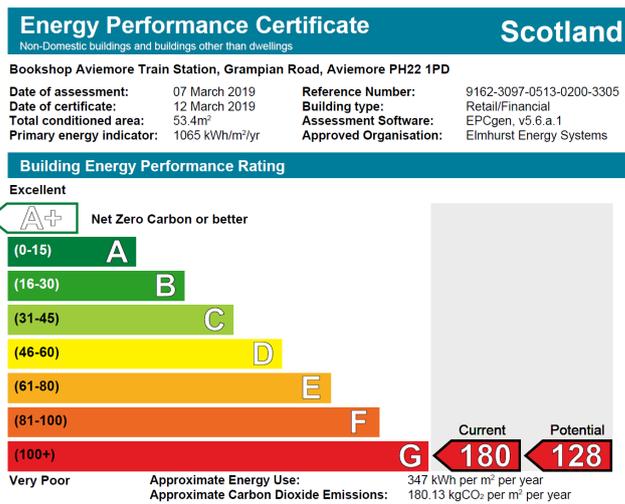
To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

Advance Ventures is acting on behalf of Abellio ScotRail LTD, a company registered in Scotland with company number SC450732 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

EPC:



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk