LEASE AVAILABLE

Unit 1 Aviemore Shopping Centre
Grampian Road
Aviemore PH22 1RH



Prominent Retail Unit - Lease Available

Ground Floor: 748 sq ft

Passing Rent: £36,500 pa

Location

Aviemore is a popular tourist destination in the Scottish Highlands situated within the Cairngorms National Park and attracts nearly 2 million visitors per year. It is especially popular in the winter season due to its close proximity to the Cairngorm Mountain Resort, one of the most popular skiing destinations in the UK.

The subjects occupy a prime position on Grampian Road, the main retailing thoroughfare which runs through the centre of the town. Nearby occupiers include Boots Pharmacy, Blacks, Tiso, Costa Coffee and Aldi.

Accommodation

The premises are arranged over ground and first floor levels and comprise the following approximate net internal areas:

Ground Floor: 748 sq ft / 69.52 sqm
First Floor: 672 sq ft / 62.45 sqm

Lease

The premises are held on an FRI lease expiring 13th April 2033, with a tenant break option and rent review effective 14th April 2028. The passing rent is £36,500 pa.

Rates

Rateable Value: £29,750
UBR (2026/27): £0.481
Rates Payable: £14,310 pa

Planning/EPC

The premises benefit from having Class 1A consent. An EPC report is available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this 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.

Anti-Money Laundering Regulations

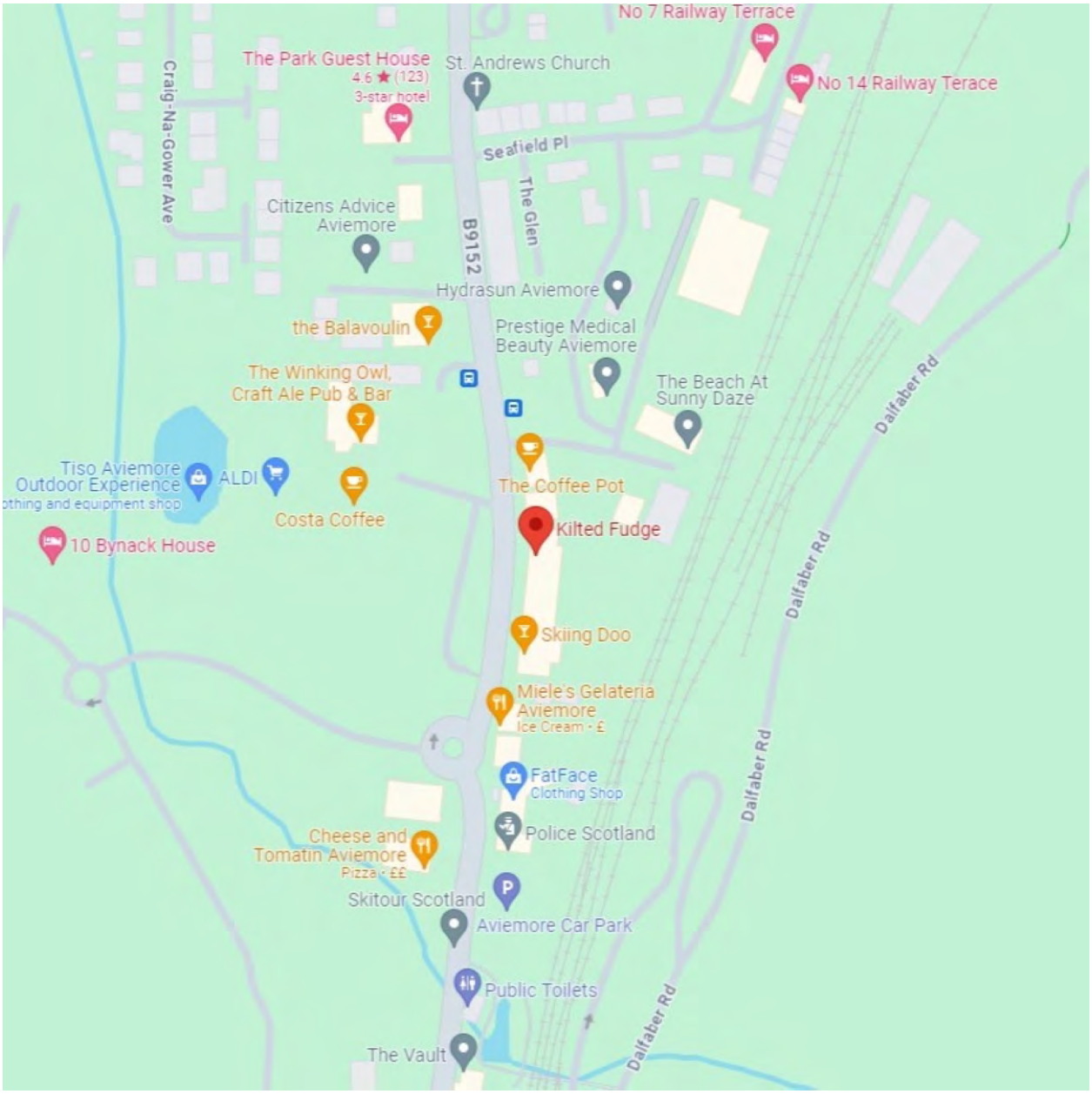
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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