



Nolana House and Spar Store

Ref: 5218661

Main Street, Carrbridge, PH23 3AS

Freehold: £350,000

Attractive and Rarely Available 4 Bed House

Shop Rental Producing £12,000 Per Year

Located on Main Road of Popular Village

Advised Weekly Shop Sales of £15,000 p/w

Ideal for New Entrant or Existing Operator

Potential to Purchase Shop as Going Concern at Separate Negotiation



An attractive detached four bedroom home next to the river Dulnain with trading convenience store currently tenanted and producing £12,000 in rental per annum.

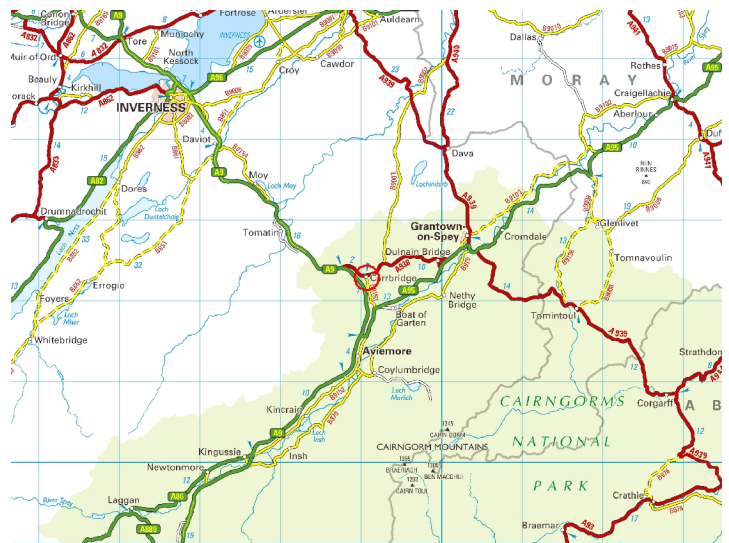
After owning the property for many years, our client is now looking to sell the freehold interest. This includes the four bedroom house, shop property and spacious rear garden area. A sought after and affluent area, we believe this provides a rare opportunity for a potential buyer to secure a fantastic asset with the ability to run as two separate rental investments or a traditional family home.

Location

Carrbridge acts as a gateway to the Cairngorms National Park in the central Scottish Highlands. It has a Primary School, two hotels, petrol station and several cafés. The area is surrounded by picturesque mountain and forest scenery making it a busy tourist destination, especially during the summer months.

Carrbridge is situated around eight miles north of the town of Aviemore, and 25 miles south of Inverness, close to the A9 road.

Attractions of the village are Landmark Adventure Park <https://www.landmarkpark.co.uk/>, Carrbridge Golf Course and an ancient stone bridge built in 1717.



The Opportunity

Fantastic opportunity to obtain a large property in the idyllic village of Carrbridge, in the Scottish Highlands, offering several different opportunities for a buyer as can be bought as ongoing investment, second home or family home with a chance to also take on a trading business.

The shop offers a much needed service for the community with a very loyal customer base.

We recommend viewing this business and property to appreciate the opportunity in full.

Fixtures & Fittings

Fixture and fittings to remain to be discussed at time of sale.



Internal Details

The house consists of lounge area with two Velux windows, stone fire place and wood burning stove.

There is an open plan kitchen and dining area with built in cupboards, oven, washing machine and tumble dryer.

Four bedrooms are over two split floors including one with adjacent 'dressing room' and one with ensuite facilities. A large bathroom with bath, shower cubicle and toilet.

External Details

The building is stone built with tiled roof.

The shop can be entered from the main road through a single entrance door or from a door at the rear of the shop.

The home is entered from the rear of the property which also has a large garden space.

Tenure

Property is owned under one Title Deed with the shop property currently rented out to tenant with yearly rental of £12,000.

Trading Hours

Monday to Saturday
7:00am to 6:00pm

Sunday
8:30am to 6:00pm

Trading Information

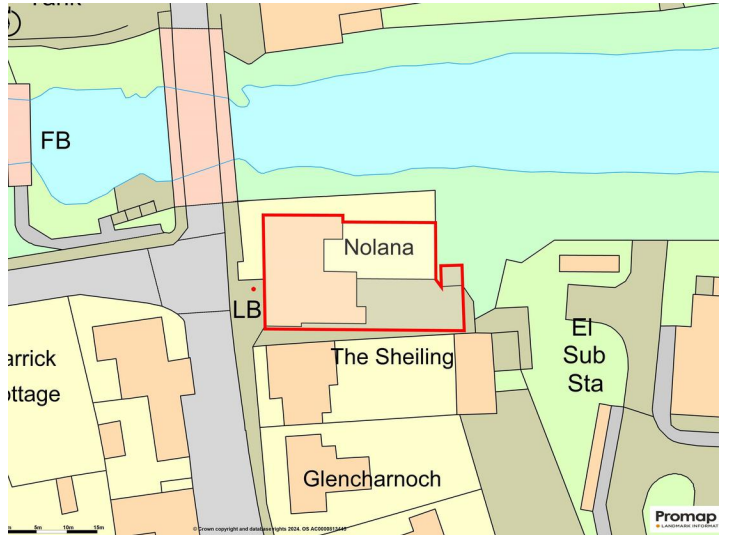
Full trading profit and loss accounts will be available post viewing stage and on request.

Regulatory

The Rateable Value as of 1 April 2023 is £4,750. Confirmation of actual rates payable can be obtained from the local Authority.







Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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