



Offers Over  
**£65,000**  
(Freehold)

**Retail Unit Opportunity,**  
40 High Street, Granttown On Spey, PH26 3EH





Attractive retail unit  
extending to around 52m<sup>2</sup>

Conveniently located in  
the middle of Grantown  
on Spey High Street

Prominent frontage with  
large display window

Opportunity for high-  
profile signage, ideal for  
tenant branding options

Private parking on site  
with ideal free public  
parking close by

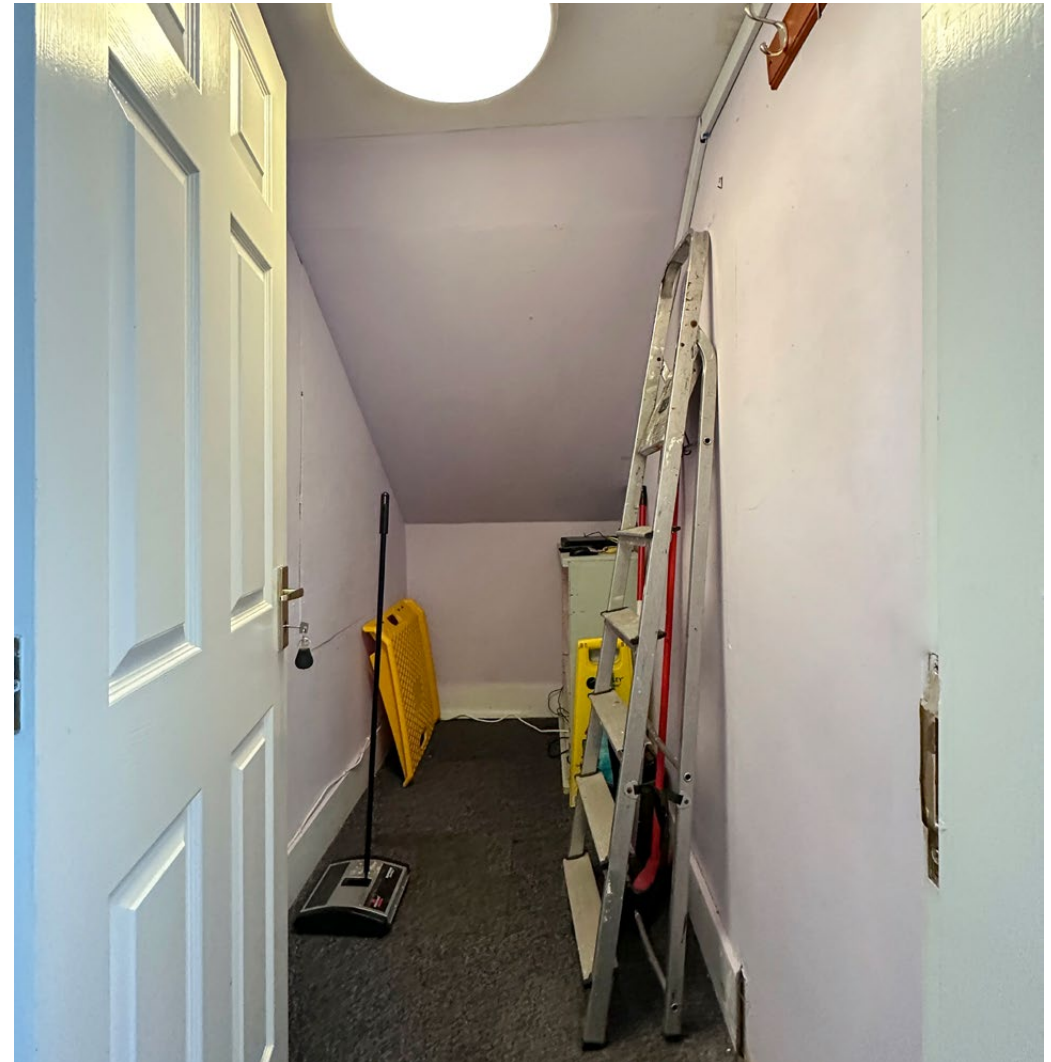




### **DESCRIPTION**

40 High Street, Grantown on Spey is a ground floor trading unit with a small 1st floor office / store and is located within an attractive traditional stone 3 storey property. The retail unit has recently become vacant.

The retail unit has independent street level access to the internal trading area and benefits from well-appointed welfare / storage areas located to the rear. The property is being sold with vacant possession. The retail unit has its own parking / delivery provision to rear and there is also on street and a number free public car parks locally, making public access to the unit easy.



### **REASON FOR SALE**

The vendors have owned 40 High Street, Grantown on Spey for many years, initially operating their own retail business from it and latterly renting the unit out to reputable tenants. It is their desire to retire as landlords that brings this well-appointed retail unit to the market.

### **LOCATION**

Grantown-on-Spey has a variety of facilities for residents and visitors and sits at the convergence of three major tourism "trails" dedicated to golf, castles and distilleries. It also benefits from nearby activity play areas such as Landmark



and Craggan Outdoors Centre with the Highland Wildlife Park also being nearby. With its own excellent 18-hole golf course, Grantown-on-Spey is also near to the famous Boat of Garten Golf Course. The area is renowned for its salmon fishing along the River Spey and the town has a long tradition associated with the sport. In addition, the Cairngorm Mountains offer a range of mountain sports from trekking in the summer to skiing in the height of winter. The fact that the area (Badenoch and Strathspey population is c13,500) caters to an affluent population and enjoys a strong tourism industry means that the new owners would have access to both a local, and seasonal, customer base for their business. The town centre has a host of shops and facilities and there is primary and secondary education within the town.

### **THE PROPERTY**

40 High Street, Grantown on Spey is part of an attractive grey granite building ideally located in the middle of the High Street. The inviting entrance door is largely glazed to one side of a large picture window frontage, thus enjoying natural lighting and a clear line of sight from the pavement. In addition to the shop retail area there is a WC, welfare, small office / store on the 1st floor and store area on the ground floor, all located to the rear of the retail space. The unit has an area of about 52m<sup>2</sup>. Access to the 1st floor room, is via the common stair



with the flats above. The windowed frontage allows for flexible merchandising and branding with ample space for signage both above, and on, the window.

To the rear of the property there is a significant area of shared parking. This is shared with the other occupants of this and the surrounding buildings. To the rear of the common area is a significant area of shared ground which currently is a maintained garden.

### **SERVICES**

The unit benefits from mains electricity, water and drainage.

### **PRICE**

Offers over £65,000 are invited for the freehold interest.

### **EPC RATING**

This property has an Energy Performance Rating of 'TBC'.

### **TITLE NUMBER**

The property has a title number of MOR4512.





## DIRECTIONS

See map insert. What3words reference is [///houseboat.nation.icebergs](https://www.what3words.com/#!/houseboat.nation.icebergs)

## RATES / COUNCIL TAX

The property has a business Rateable Value of £6,000; reference number 07/01/390426/8 (April 2023). The unit benefit from a 100% discount under the Small Business Bonus Scheme with a potential net liability of £nil for eligible businesses.

## PLANS

Indicative title and floor plans are available upon request from the selling Agents ASG Commercial Ltd.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

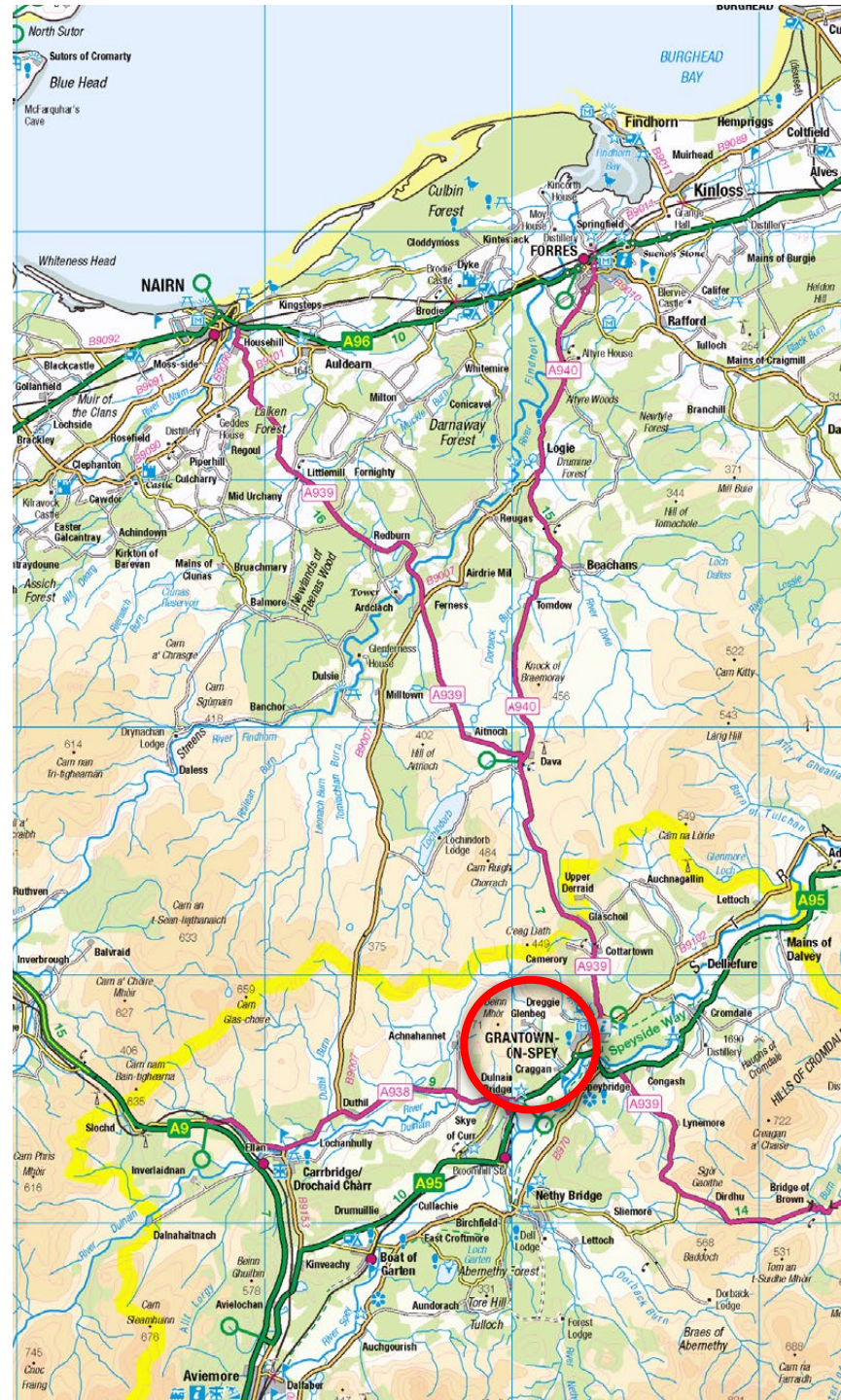
Tel: 01463 714757 (5 Lines)

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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