



61 High Street is offered for sale or lease as an empty unit, which currently has Class 1 planning consent for retail use. Lease terms are negotiable but ideally would be for a 10 year period with rent reviews every 5 years.



61 High Street, KINGUSSIE, PH21 1HX

Offers Over £110,000



REF: 60397

## 61 High Street, KINGUSSIE, PH21 1HX

The double fronted shop unit, which extends to approximately 1743 square feet, offers bright, spacious accommodation laid out over two levels and enjoys easy access from the High Street.

With three large display windows, the internal layout is deceptively spacious and provides an interesting combination of shop floor, office space, workshops and/or private consultation rooms. There is also an area which could be used as a staff room with WC facilities. The unit was previously utilised as a spa/beauty shop, however could easily be converted giving many options for use. There is also a large floored attic.

The property is well placed in the centre of the village and there is ample on-street car parking available.

The village of Kingussie sits within the Cairngorms National Park and is an attractive town in Speyside which is a highly popular tourist destination. The town offers an excellent range of facilities including hotels, restaurants, guest houses, medical centre and a good range of retail outlets.

Inverness, the main business and commercial centre in the Highlands, is within easy commuting distance and offers excellent road, rail and air links to the south and beyond.



### General

The property is being sold as seen. Immediate entry available. Rental - £12,000 per annum.

### Services

Mains water, drainage and electricity.

### Council Tax

N/A

### EPC Rating

N/A

### Post Code

PH21 1HX

### Entry

By mutual agreement

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

KLA/JD/SIPP0002/0002

### Price

Offers Over £110,000

### Directions

As you drive through the village from the North, the property is on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

