



# Nolana House and Spar Store

- 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

*Main Street, Carrbridge, PH23 3AS*

*Freehold: £275,000*

*Leasehold: £75,000*

*Annual Rent: £12,000*

**Ref: 5218661**

## 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.

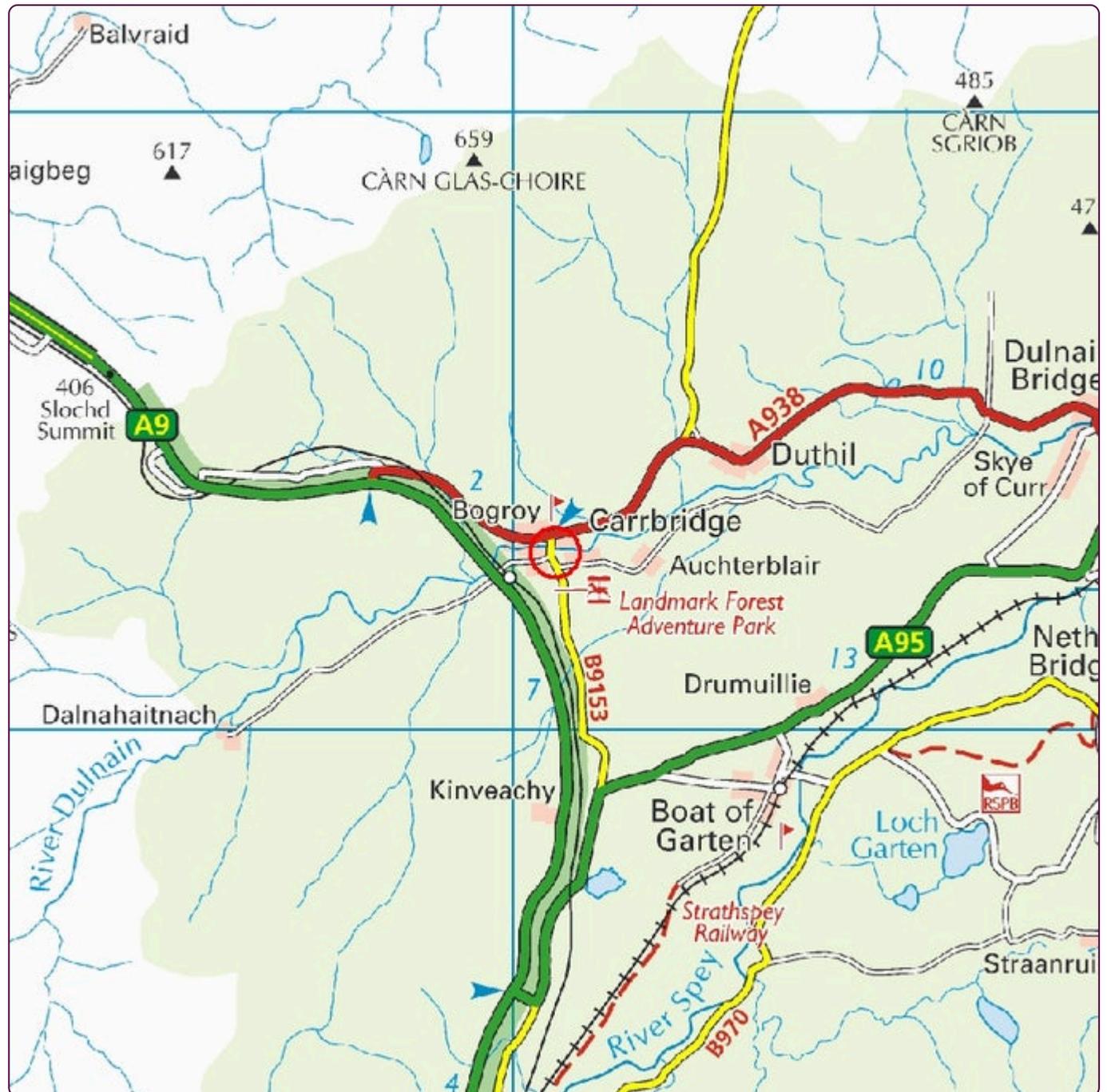
Attractions of the village are Landmark Adventure Park <https://www.landmarkpark.co.uk/>, Carrbridge Golf Course and an ancient stone bridge built in 1717.

## 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.



## DESCRIPTION

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.

## 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.

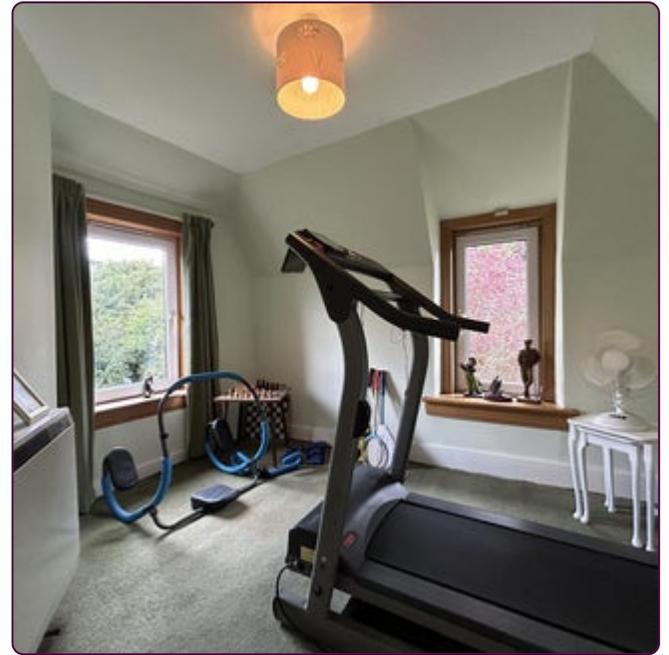
## EXTERNAL DETAILS

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.





## SHOP PREMISES

The shop premises is entered by single door from the main road. The internal space is split level with the top level housing service area and till point with tobacco gantry and vapes to the rear. Alcohol is merchandised on shelving and in upright chillers. There is a branded Coca Cola chiller for soft drinks plus separate single chiller for milk. All other chilled foods are displayed in two double fronted chillers. A mixture of confectionary and crisps are also on offer.

The lower level is accessible by small staircase with shelving along each wall with a central gondola. This area houses newspapers, magazines, bread and cakes, groceries and non-foods. There is currently unused space which was formerly the Post Office service counter.

The storage and office area are accessed from the top level by doorway. There is also a cellar for storage.

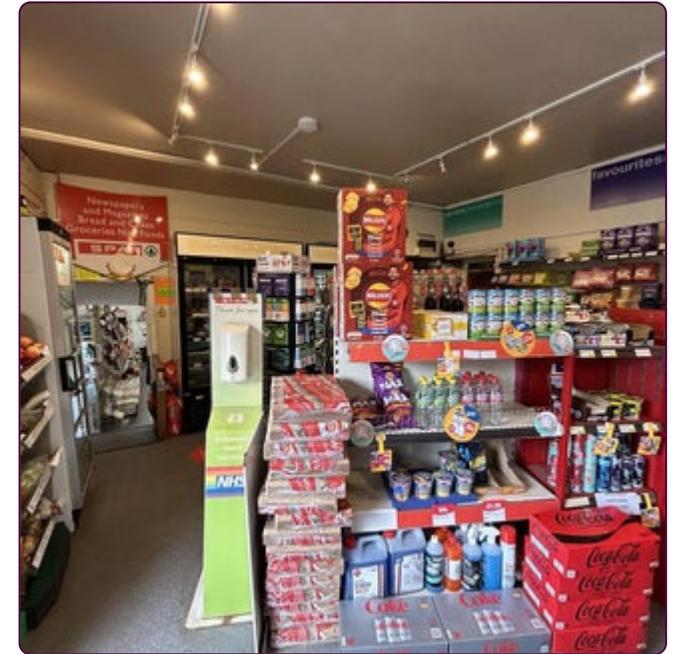
## TRADING INFORMATION

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

## TRADING HOURS

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

Sunday  
8:30am to 6:00pm



## FIXTURES & FITTINGS

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

## STAFF

Transfer of Undertakings (Protection of Employment) Regulations (TUPE) will apply if business is bought as going concern.

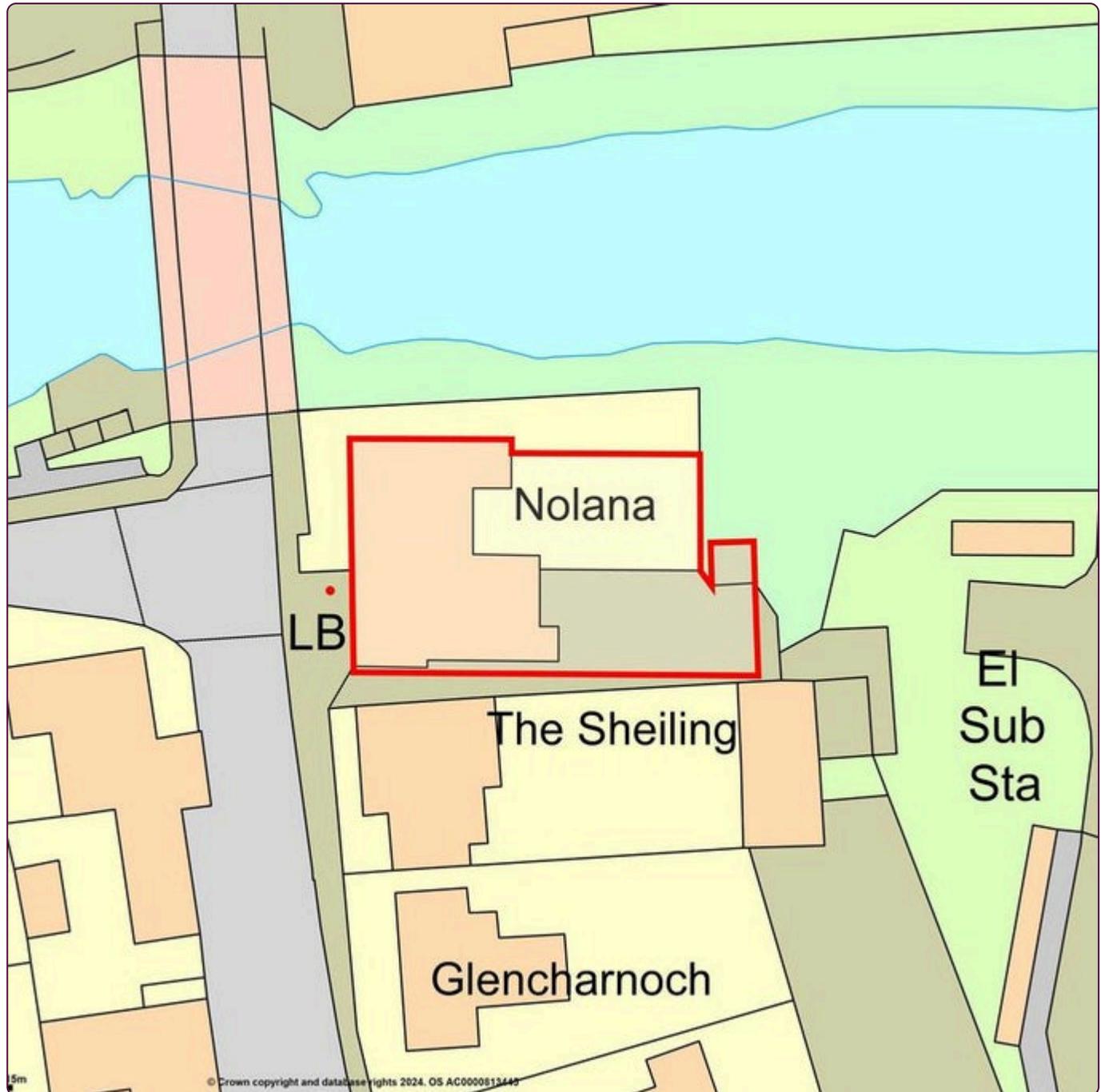
## TENURE

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

The Freehold is available at £275,000 and in addition the leasehold is available at £75,000

## REGULATORY

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



## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

T: 01908 920 570

E: [enquiries@christieinsurance.com](mailto:enquiries@christieinsurance.com)

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## CONTACT

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



### ROB O'BRIEN

Senior Agent - Retail

T: +44 7592 775 310

E: [robert.obrien@christie.com](mailto:robert.obrien@christie.com)

#### CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.