



**KAM PROPERTY
MANAGEMENT LTD**

IF ANYONE CAN... KAM CAN

RETAIL

- > TOWN CENTRE LOCATION
- > FLOOR AREA: 44 M² (474 FT²)
- > SUITABLE FOR VARIOUS USES INC.
RETAIL/CAFÉ/RESTAURANT/OFFICE
- > QUALIFIES FOR 100% RATES RELIEF
- > FLEXIBLE LEASE TERMS
- > RENT: £12,000 PER ANNUM

TO LET

UNIT 3C, MYRTLEFIELD BUSINESS PARK, AVIEMORE, PH22 1SB

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LOCATION

The property is located within the popular all-year round destination town of Aviemore which sits within the Cairngorms National Park and offers a vast array of outdoor sports/snow sports and other outdoor activities including walking, climbing and biking, amongst others.

The subjects are situated in the heart of the town centre and attached to the Spey Valley Hardware & Household Stores, directly opposite The Village Centre shop, all set within the well established and popular Myrtlefield Business Park.

The building is readily accessible and has visibility from the B9152 Grampian Road which is the main thoroughfare through Aviemore and links easily to the main A9 trunk road.

Aviemore is approximately 30 miles southeast of Inverness and 14 miles northeast of Kingussie.

DESCRIPTION

The subjects comprise Unit 3C which forms part of the ground floor within a larger 2-storey extension building (built in 2022) providing a complex of commercial units over ground and first floors. The building is of steel portal frame and concrete block construction under a pitched metal clad roof. The walls are clad externally with composite metal sheets and incorporate attractive glazed wall sections.

Unit 3C on the ground floor is fitted with a double pedestrian glazed shop front with fascia signage above.

Internally the unit benefits from a solid floor, plasterboard walls and an exposed ceiling with suspended LED lighting. Heating/comfort cooling is provided via a ceiling mounted air conditioning cassette. The overall building enjoys a dual heating system comprising an oil-fired wet system as well as an Air Source Heat Pump system. An ambulant disabled toilet is provided to the rear of Unit 3C.

There is on site car parking serving the overall development including a disabled car parking space.



PLANNING

Suitable for uses including Class 1A (Shops, Financial, Professional and Other Services) and Class 3 (Food and Drink). Please contact the marketing agents to discuss any proposals.

BUSINESS RATES

The unit has a current NAV/RV of £5,000 and qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

FLOOR AREA

Unit 3C extends to an approximate floor area of 44 m² (474 ft²).

SERVICE CHARGE

There will be a small service charge payable to cover the maintenance of the common areas of the development. Details can be provided on request.

EPC

Details available on request.

LEASE TERMS

The unit is available "To Let" on flexible lease terms. A rental of £12,000 per annum, exclusive of VAT is sought.

COSTS

In the normal manner, each party will pay their own legal costs.

The incoming tenant will be responsible for LBTT, Registration Dues and any VAT thereon.

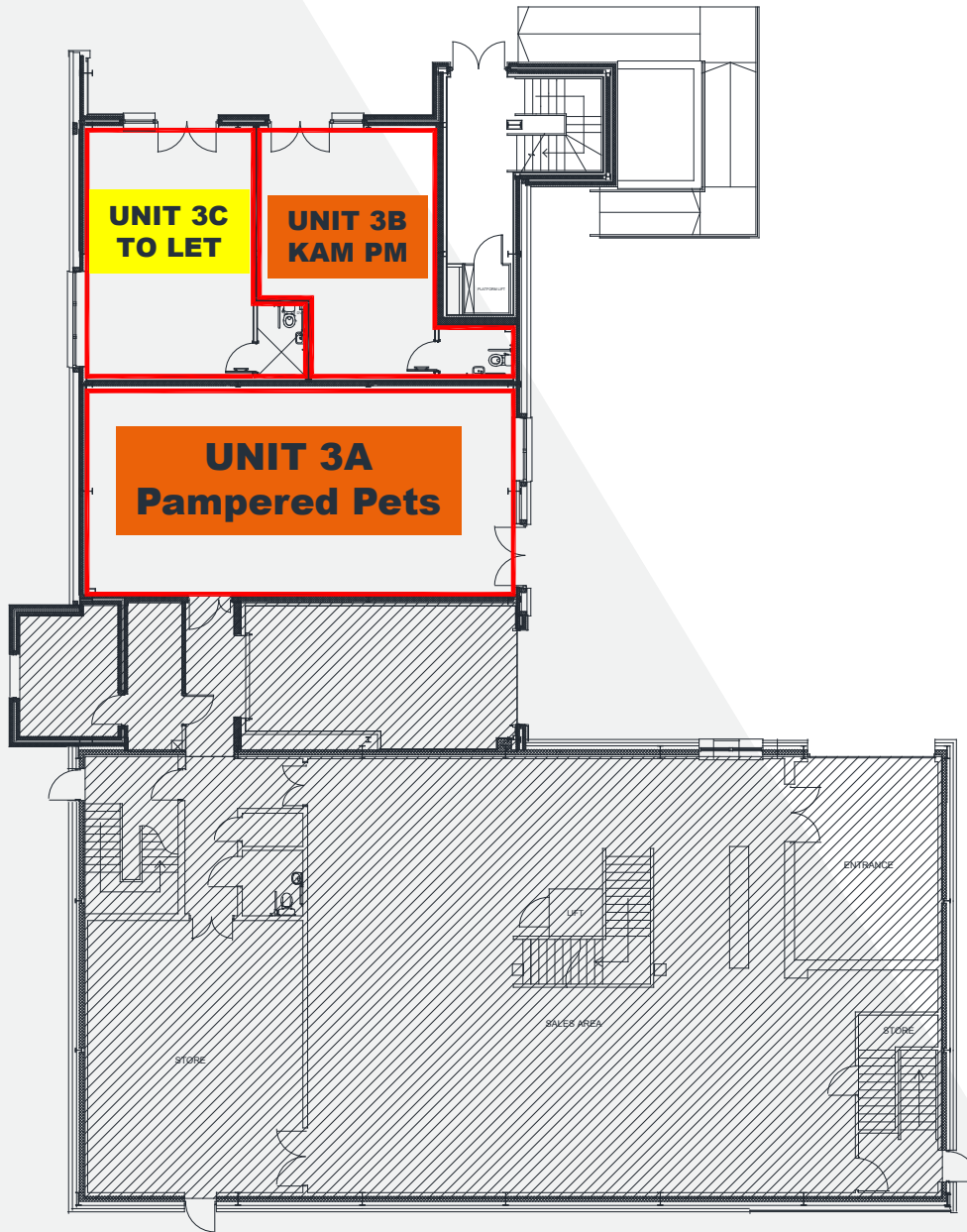
VAT

Figures are stated exclusive of VAT, which will be added at the current rate.

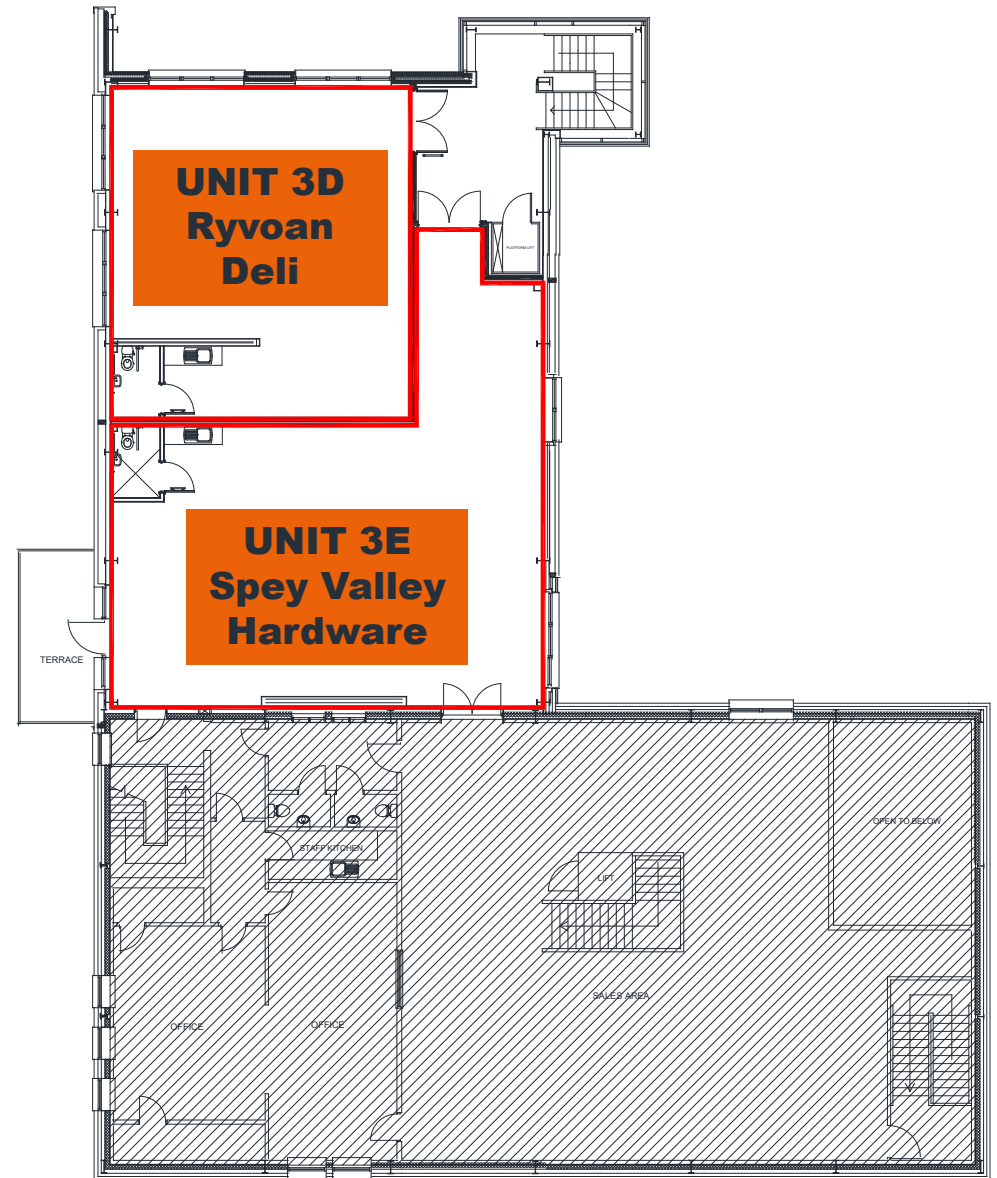


THE INDICATIVE FLOOR LAYOUT PLANS BELOW SHOW FOR THE OVERALL DEVELOPMENT WITH UNIT 3C SHOWN AS AVAILABLE "TO LET" IN YELLOW.

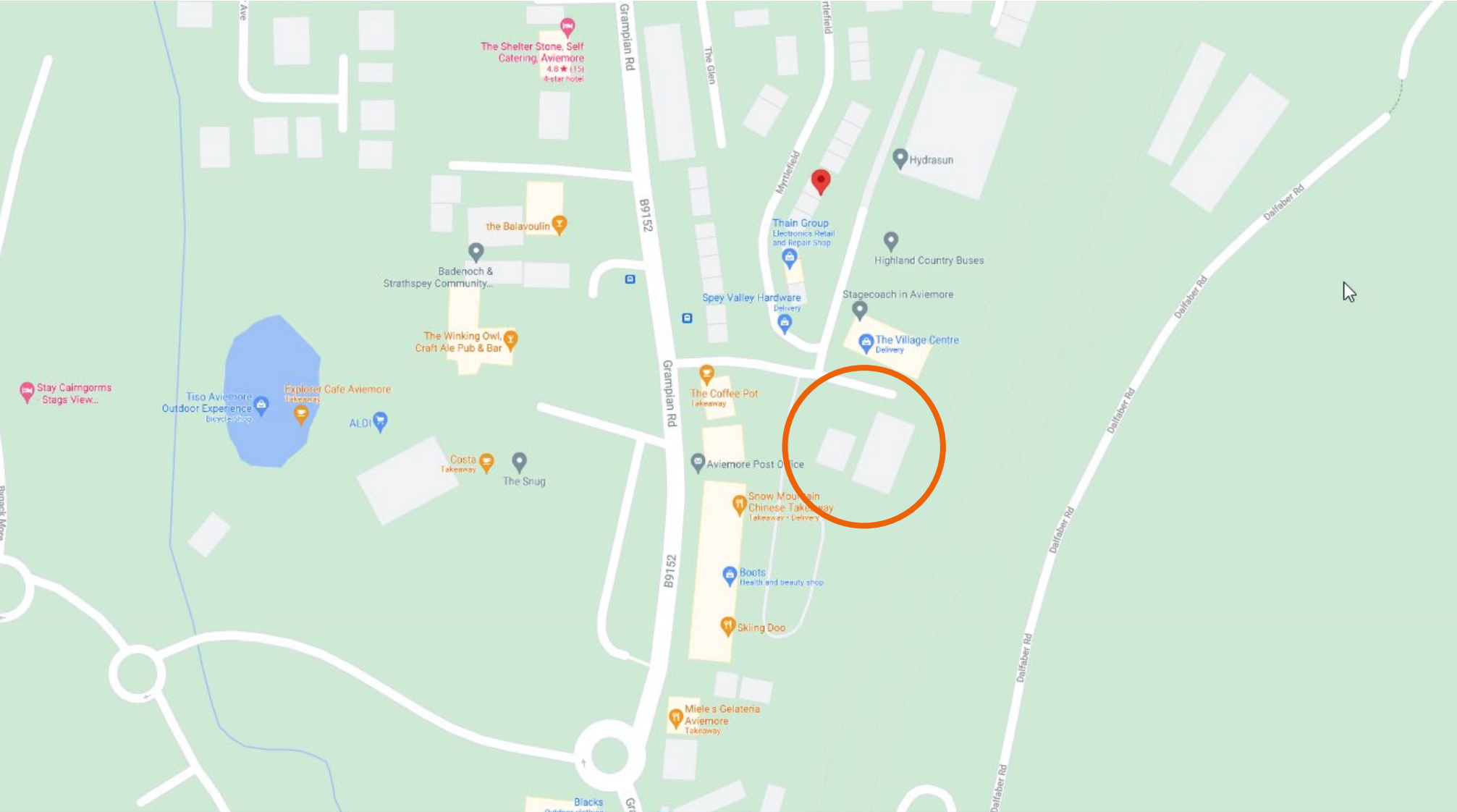
UNIT 3C, MYRTLEFIELD BUSINESS PARK, AVIEMORE



Ground Floor



First Floor



For further information or viewing arrangements please contact the agents:

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