

RETAIL/BUSINESS

- > TOWN CENTRE LOCATION
- > FLOOR AREAS:
 - > UNIT 1A: 62 M² (668 FT²)
 - > UNIT 1B: 140 M² (1,507 FT²)
- > SUITABLE FOR VARIOUS USES
- > RENT FROM: £12,000 PER ANNUM
- > MAY QUALIFY FOR RATES RELIEF
- > EXCELLENT EPC RATING: BAND "A"

UNITS 1A & 1B, MYRTLEFIELD BUSINESS PARK, AVIEMORE, PH22 1SB

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TO LET



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

The subjects are situated in the heart of the town centre within the well-established and popular Myrtlefield Business Park. The building is readily accessible from the B9152 Grampian Road which is the main thoroughfare through Aviemore and links easily to the main A9 trunk road.

DESCRIPTION

The subjects comprise 2 business units fully refurbished to a high specification within a 2-storey detached existing building which provides a complex of commercial units. The building is of steel portal frame construction under a split level mono pitched roof clad with metal sheets. The walls are clad externally with composite metal sheets and incorporate attractive glazed wall sections.

Unit 1A is on the ground floor accessed directly from the front car park via an attractive glazed frontage with a canopy over the entrance. It provides an open plan sales area with a toilet and tea prep area to the rear. A mix of surface mounted and suspended LED lighting is fitted throughout. Wall mounted air conditioning units provide heating via an economical air source heat pump system.

Unit 1B is on the first floor accessed via both a staircase and a newly installed Cibes 4-person passenger lift. The unit provides a large reception/open plan area plus 2 glazed screen offices off the main space. In addition, there are 2 spacious toilets and a staff tea prep area. The unit has been fully fitted with new floorcoverings. The main area benefits from a suspended ceiling grid which incorporates both modern LED box lighting and recessed air conditioning cassettes. The space is heated throughout via an economical hybrid air source heat pump system.

On-site car parking including disabled space is provided on site.

FLOOR AREAS AND RENTALS

Unit Ref:	Floor Area		Rent per annum (ex VAT)
Unit 1A (Ground Floor)	62 m ²	668 ft ²	£12,000
Unit 1B (First Floor)	140 m ²	1,507 ft ²	£15,200
Total:	202 m²	2,175 ft²	



UNIT 1A – ENTRANCE

PLANNING

Unit 1A - suitable for Class 1A (Shops, Financial, Professional and Other Services) use.

Unit 1B - suitable for Class 4 (Business) use.

Other uses may be permissible, subject to planning. Please contact the marketing agents to discuss any proposals.

BUSINESS RATES

The units will require to be assessed for rating purposes on occupation. We anticipate that the units may qualify for rates relief in terms of the Small Business Bonus Scheme.

Prospective occupiers should contact the local assessor's department for confirmation.

SERVICE CHARGE

There will be a small service charge payable to cover the maintenance of the common areas of the development.

Details are available on request from the marketing agents.

EPC

Both units have excellent EPC scores as detailed below:-

Unit 1A (Score 12): "A" Rating

Unit 1B (Score 7): "A" Rating

The EPC Certificates and Recommendations Reports are available on request.

LEASE TERMS

The units are available "To Let" on flexible lease terms to be agreed.

COSTS & VAT

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

The ingoing tenant will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.



UNIT 1A



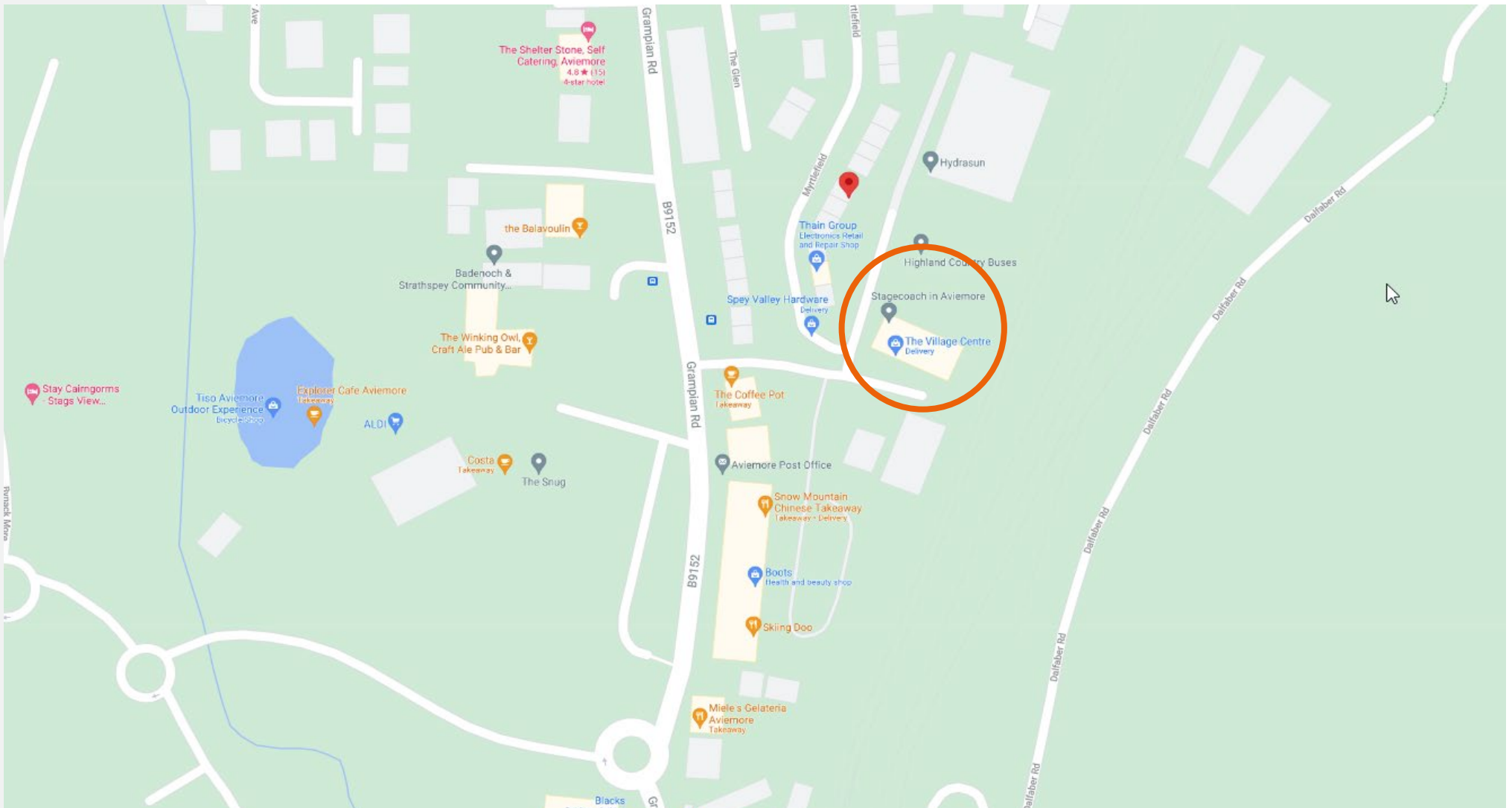
UNIT 1A



UNIT 1B – FIRST FLOOR



UNIT 1B – FIRST FLOOR



For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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