



FIRST FLOOR OFFICE/STORE ,17/3 DALFABER INDUSTRIAL ESTATE, AVIEMORE, PH22 1ST

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LOCATION

The property is located within the popular Dalfaber Industrial Estate on the northern periphery of Aviemore. The estate is readily accessible from the main A9 trunk road leading to Inverness 30 miles to the northwest and Kingussie 14 miles to the southwest. The town sits within the Cairngorms National Park and is a popular year round tourist destination offering snow sports and other outdoor activities including walking, climbing and biking amongst others.

DESCRIPTION

The subjects available for lease comprise an open plan room on the first floor of a wider unit currently operated as a laundrette. Internally the space comprises plasterboard walls and a mono-sloped ceiling incorporating rooflights. The space is heated by a wall mounted radiator and benefits from wall mounted power points and recessed spot lighting within the ceiling. The use of staff kitchen and toilet facilities are available within the wider building and the property benefits from on-site car parking.

The space may be suitable for use as an office or store or may suit other uses. Please discuss any proposals with the marketing agents.

FLOOR AREA

The subjects extend to an approximate net internal floor area of: 23.70 m² (255 ft²).

RATES

The ingoing tenant will be responsible for business rates. The unit will require to be assessed for rates on occupation. The unit may qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

LEASE TERMS

The space is available "To Let" on flexible lease terms for a period to be agreed at an all-inclusive rental of \pm 4,800 per annum, exclusive of VAT.

SERVICE CHARGE

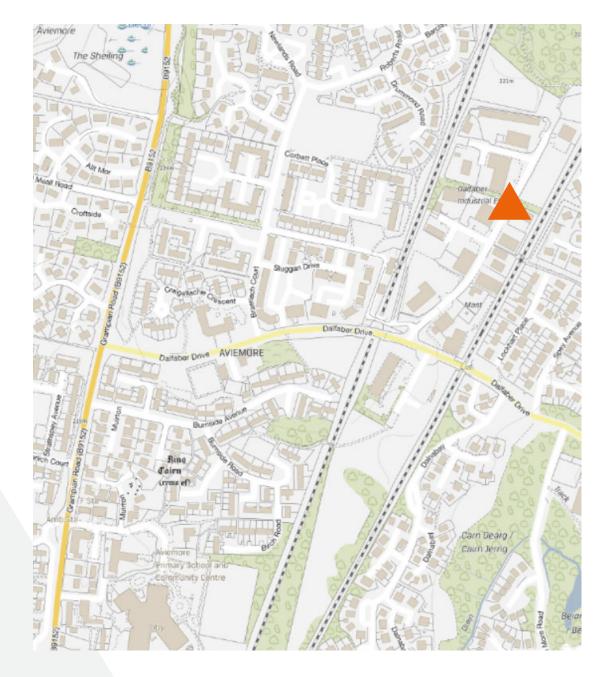
The above rental is stated on an all-inclusive basis which includes common cleaning, common repairs, heating and electricity.

EPC

Details are available on request

COSTS & VAT

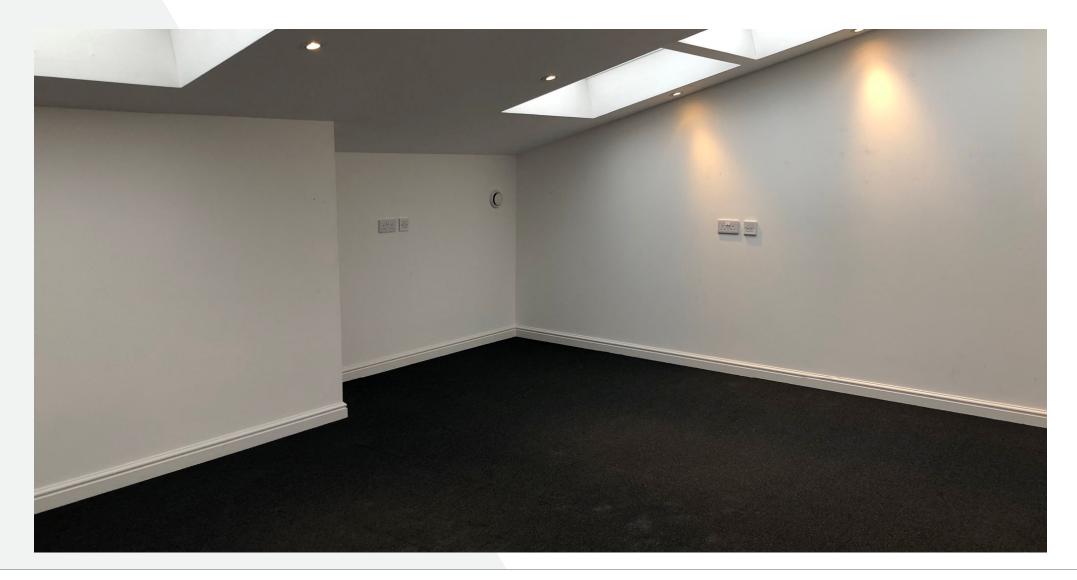
Each party shall pay their own legal costs. Figures are quoted exclusive of VAT.



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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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SHEPHERD COMMERCIA

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