



NEW BUILD UNIT

- > TOWN CENTRE LOCATION
- > FLOOR AREA: 42.5 M² (457 FT²)
- > SUITABLE FOR VARIOUS USES INC. RETAIL/CAFÉ/RESTAURANT/OFFICE
- > RENT: £11,500 PER ANNUM
- > SHOULD QUALIFY FOR 100% RATES RELIEF
- > FLEXIBLE LEASE TERMS

TO LET

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

CONTACT: Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA
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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 development 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 a new build unit forming part of a development comprising an extension wing to an existing building 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.

The ground floor unit is fitted with a double pedestrian glazed shop front with fascia signage above.

Internally the unit benefits from a solid floors, plasterboard walls and ceilings incorporating LED lighting. The development enjoys a dual heating system comprising both an oil fired wet system and an Air Source Heat Pump system with ceiling ducts. An ambulant disabled toilet is provided to the rear of Unit 3B.

On site car parking is provided to serve the development including a disabled car parking space.

PLANNING

Suitable for uses including Class 1 (Retail), Class 2 (Financial, Professional and Other Services) and Class 3 (Food and Drink). Please contact the marketing agents to discuss any proposals.

BUSINESS RATES

Individual units will require to be assessed for business rates on occupation. We anticipate that the units will qualify for 100% rates relief in terms of the Small Business Bonus Scheme. Prospective occupiers should contact the local assessor's department for confirmation.

AVAILABILITY, FLOOR AREAS & RENTS

Unit Ref	Floor Area		Rent per annum (ex VAT)	Availability
Ground Floor: Unit 3A	85 m ²	915 ft ²	£17,500	NOW LET
Ground Floor: Unit 3B	42.5 m²	457 ft²	£11,500	To Let
Ground Floor: Unit 3C	44 m ²	474 ft ²	£12,000	NOW LET
First Floor: Unit 3D	96 m ²	1,033 ft ²	£12,500	NOW LET
First Floor: Unit 3E	138 m ²	1,485 ft ²	£18,000	NOW LET

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

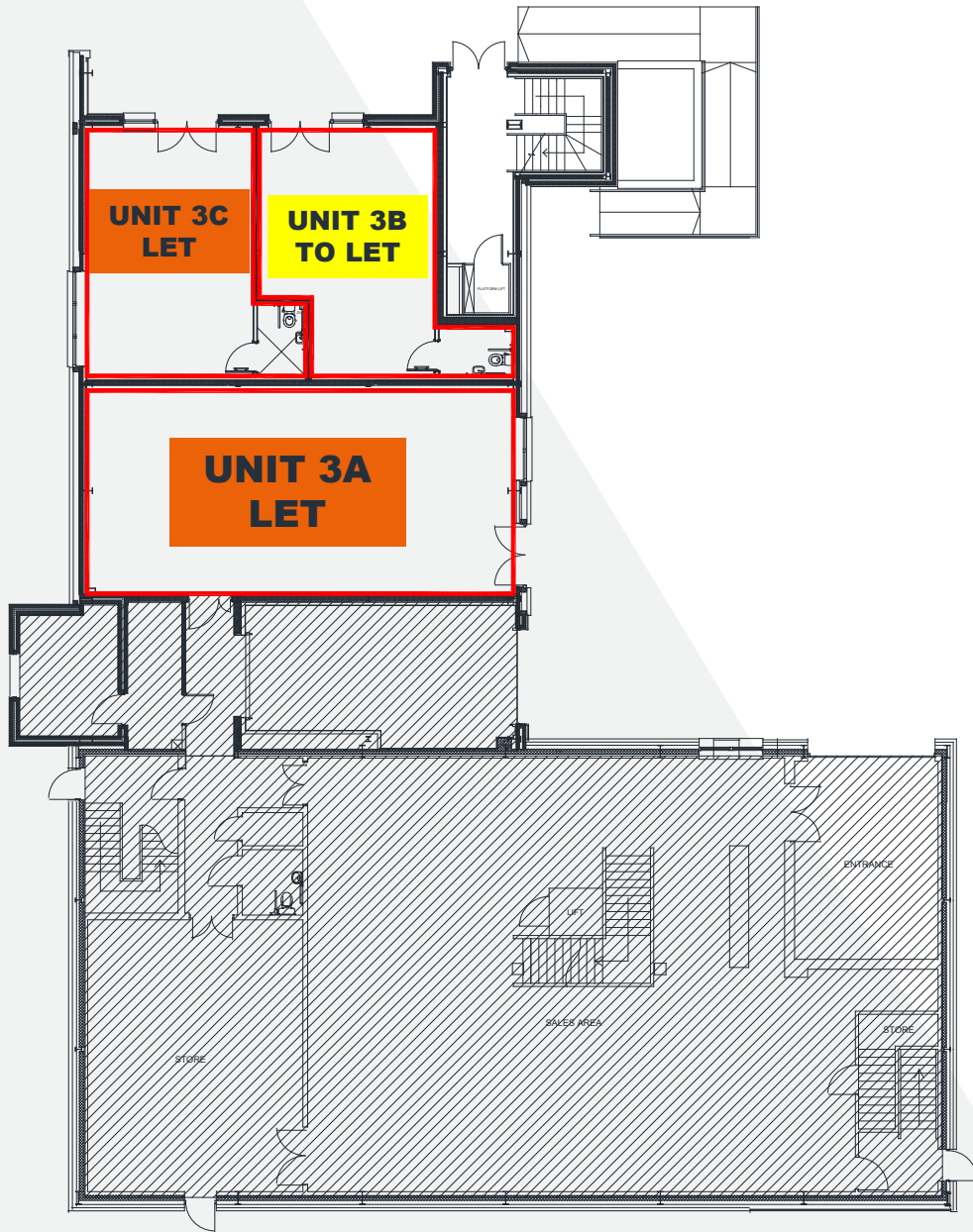
Details available on request.

LEASE TERMS

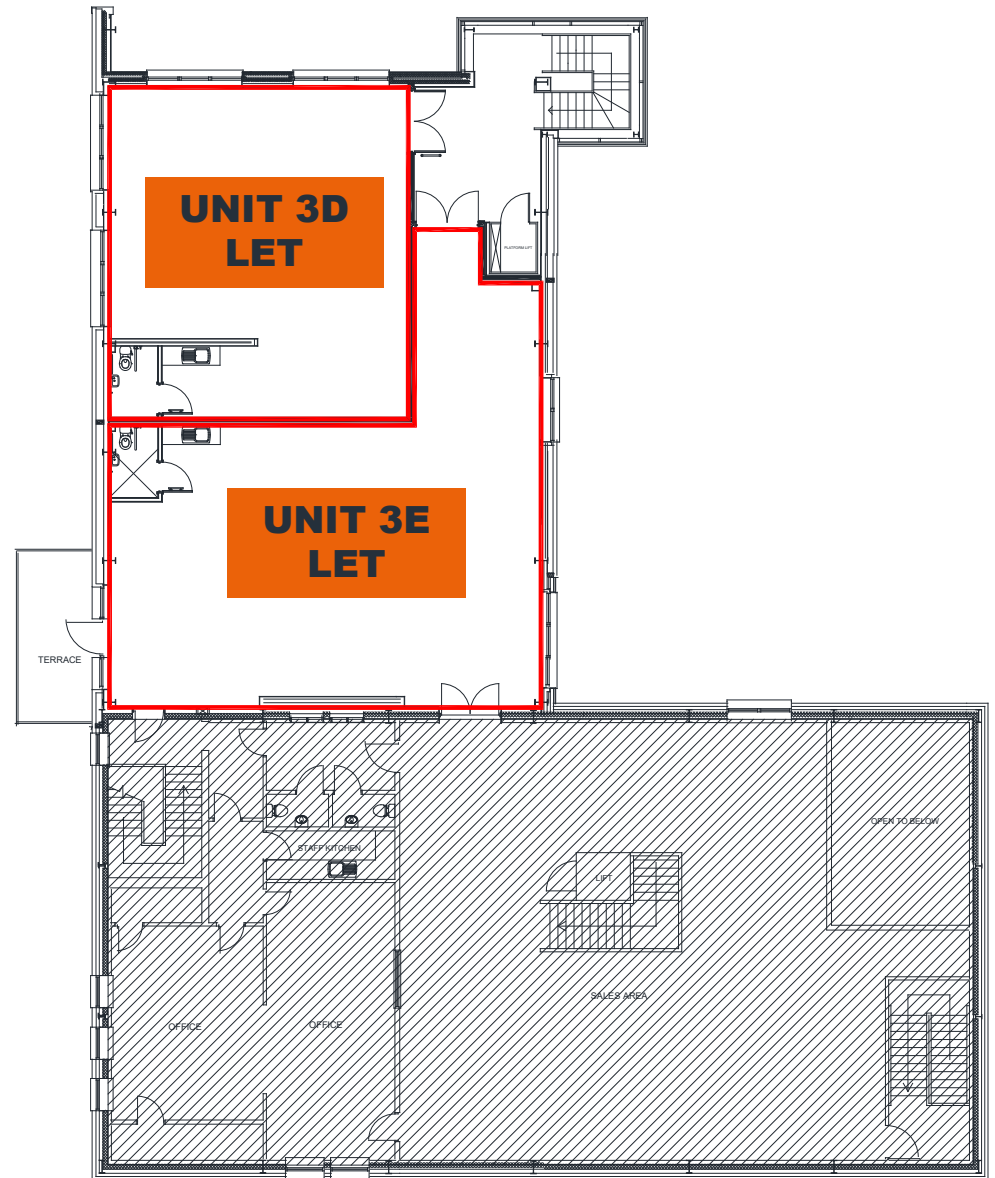
The unit is available "To Let" on flexible lease terms.

COSTS & VAT

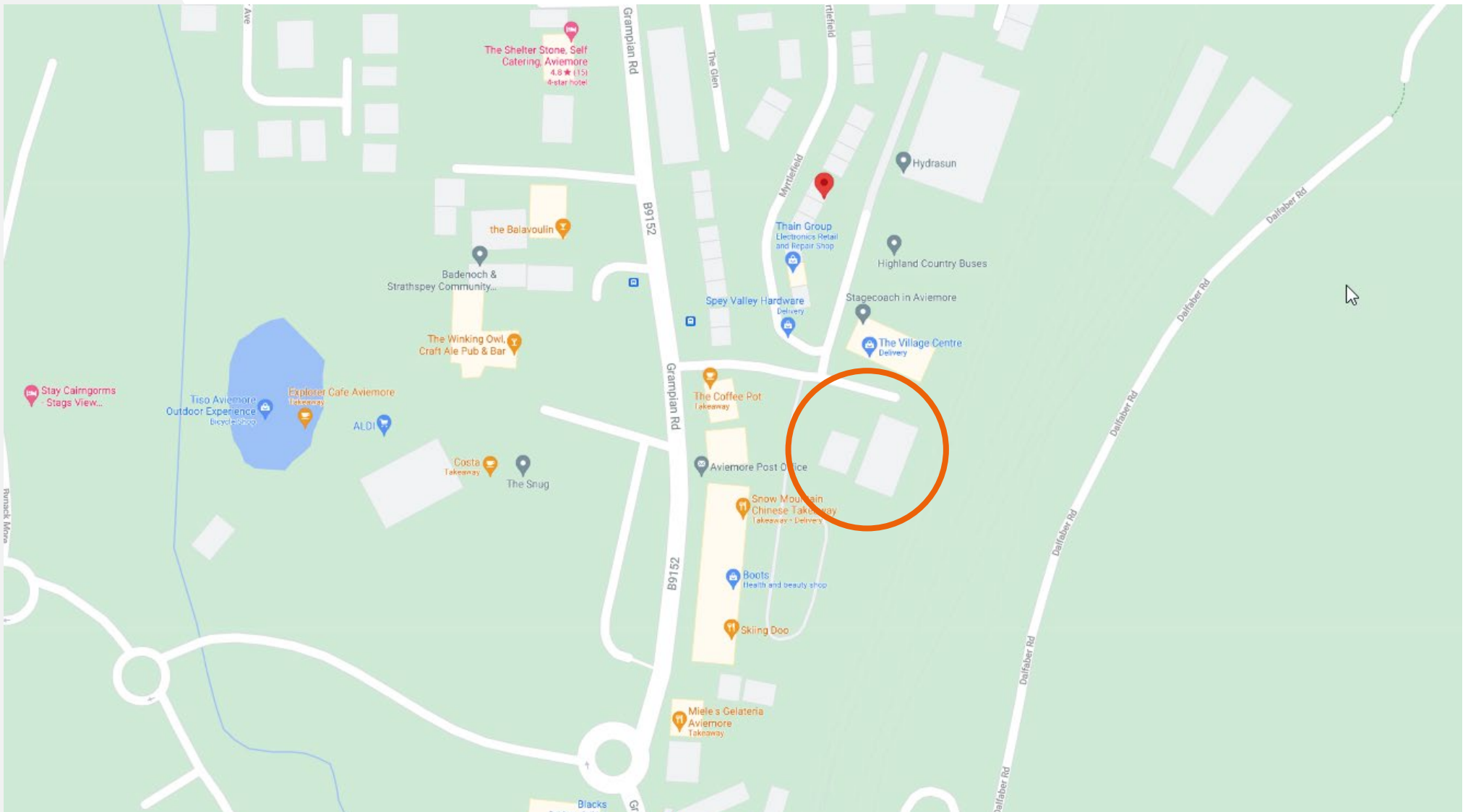
In the normal manner, each party will pay their own legal costs. The ingoing tenant will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.



Ground Floor



First Floor



For further information or viewing arrangements please contact the agents:

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