

VIDEO
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**SUBSTANTIAL FORMER CARE HOME, 45-BEDROOMS | EXTENDS TO CIRCA 31,885 FT²
POPULAR TOURIST LOCATION | SUITABLE FOR A RANGE OF ALTERNATIVE USES (STP)
OFFERS OVER £450,000**

FOR SALE

GRANDVIEW HOUSE, HIGH STREET, GRANTOWN-ON-SPEY, PH26 3HB

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LOCATION

Granttown on Spey is one of the principal towns within the designated Cairngorm National Park area and is located approximately 35 miles south of Inverness. The town lies within Spey Valley and is renowned as an all year-round holiday destination with a vast range of hotels and guests houses together with Primary and Grammar Schools.

The town is also well renowned for its sporting facilities which includes an 18-hole golf course, excellent salmon and trout fishing in the River Spey and facilities for other water activities, tennis, and bowling. The Cairngorm and Lecht mountain range as well as other winter sport facilities are within easy travelling distance.

The subjects have extensive frontage to High Street and occupy a central location close to The Square.

Surrounding occupiers include Claymore Bar, Zebra (gift shop), Beale & Pyper (home furniture shop) and Ashers Bakery.

DESCRIPTION

Grandview House is a converted former Care Home with 45-bedrooms, dating from the late 1800's. The property has been operated as a Care Home since 1989 until the recent closure. It was previously the Palace Hotel.

The main building is of solid stone and slate construction under a partial Mansard design roof. There are projections to the rear which are of masonry construction with flat roof coverings. Internally, the bedroom accommodation is mainly single occupancy and largely have en-suite facilities. There is basement accommodation which provides basic storage and access to service media. Two passenger lifts provide access between all floors (excluding the basement) and there are two fire exit stairwells.

Externally, there are limited garden grounds. An enclosed compound houses an LPG Tank. There is vehicular access at the rear of the building from Woodside Court which appears to be shared with neighbouring occupiers.

FLOOR AREAS

The property extends to the undernoted approx. floor areas:-

Floor	M ²	FT ²
Basement	-	-
Ground	1,837.80	19,782
First	400.86	4,315
Second	396.86	4,272
Attic	326.67	3,516
Total:	2,962.19	31,885



RATEABLE VALUE

NAV/RV £92,000 (Home).

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

EPC

The property has a current EPC Rating "G". The Certificate and Recommendations Report can be made available to interested parties.

PLANNING

The property has most recently been operated as a Care Home. Other potential uses including conversion to residential (flats), hotel, hostel or tourist accommodation may be possible, subject to securing the appropriate Planning Permission from The Highland Council. Please discuss any proposals with the marketing agent.

SALE PRICE

We are inviting unconditional offers from parties interested in acquiring our client's heritable interest, with vacant possession. Offers over **£450,000, exclusive of VAT are sought.**

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.



Indicative Title Boundaries outlined in red, excluding the ground floor space occupied by the Claymore (tinted yellow)











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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