

## RETAIL

- > GROUND FLOOR RETAIL UNIT
- > MAY SUIT CLASS 3 USE, STP
- > EXTENDS TO 180 M<sup>2</sup> (1,933 FT<sup>2</sup>)
- > QUALIFIES FOR 100% RATES RELIEF
- > RENT: £10,000 PER ANNUM
- > SALE: PRICE ON APPLICATION

# TO LET/MAY SELL

**2 HIGH STREET, KINGUSSIE, PH21 1HR**

**CONTACT:**

**Linda Cameron:** linda.cameron@shepherd.co.uk | **Neil Calder:** n.calder@shepherd.co.uk | **Rory Fraser:** r.fraser@shepherd.co.uk  
Tel: 01463 712239

## LOCATION

Kingussie is located in Badenoch & Strathspey within the Cairngorms National Park some 42 miles south of the city of Inverness the Capital and main business centre for the Highlands. Newtonmore and Aviemore are 3 miles and 12 miles to the north respectively.

A range of hotels, guest houses and B&B's can be found within the town. There is a golf club and a shinty club. Both primary and secondary education are found in the town centre. Kingussie has a mainline railway station with regular train services and the main A9 Trunk road is easily accessible. Numerous local activities include mountain biking, pony trekking, fishing, shooting and the Highland Wildlife Park is located nearby at Kincaig.

The property is on a prominent corner location at the west end of the main High Street at its junction with Gynack Street. The High Street forms part of the A86 with connects directly to the main A9 trunk road. Both national and local traders can be found on the High Street. Neighbouring occupiers to the property include Caberfeidh Horizons charity/book shops and community hub, Boots the Chemist, The Co-operative Food and Grassroots Gardening Supplies.

## DESCRIPTION

The premises are arranged over the ground floor of a two storey end of terrace building of traditional stone construction under a pitched slated roof. The shop has the benefit of large windows and return frontage to Gynack Street.

The accommodation provides a main open plan retail area with storage areas, office and staff facilities including a kitchen and toilet to the rear of the shop.

## FLOOR AREA

The Net Internal Area extends to approximately 180 m<sup>2</sup> (1,933 ft<sup>2</sup>).

## BUSINESS RATES

Rateable Value: £9,250. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

## EPC

Current EPC Rating: "F". The Certificate and Recommendations Report are available on request.

## PLANNING

The property benefits from Class 1 (Shops) consent, however, subject to planning, it could lend itself to a Class 3 use such as café or hot food takeaway.

## LEASE TERMS

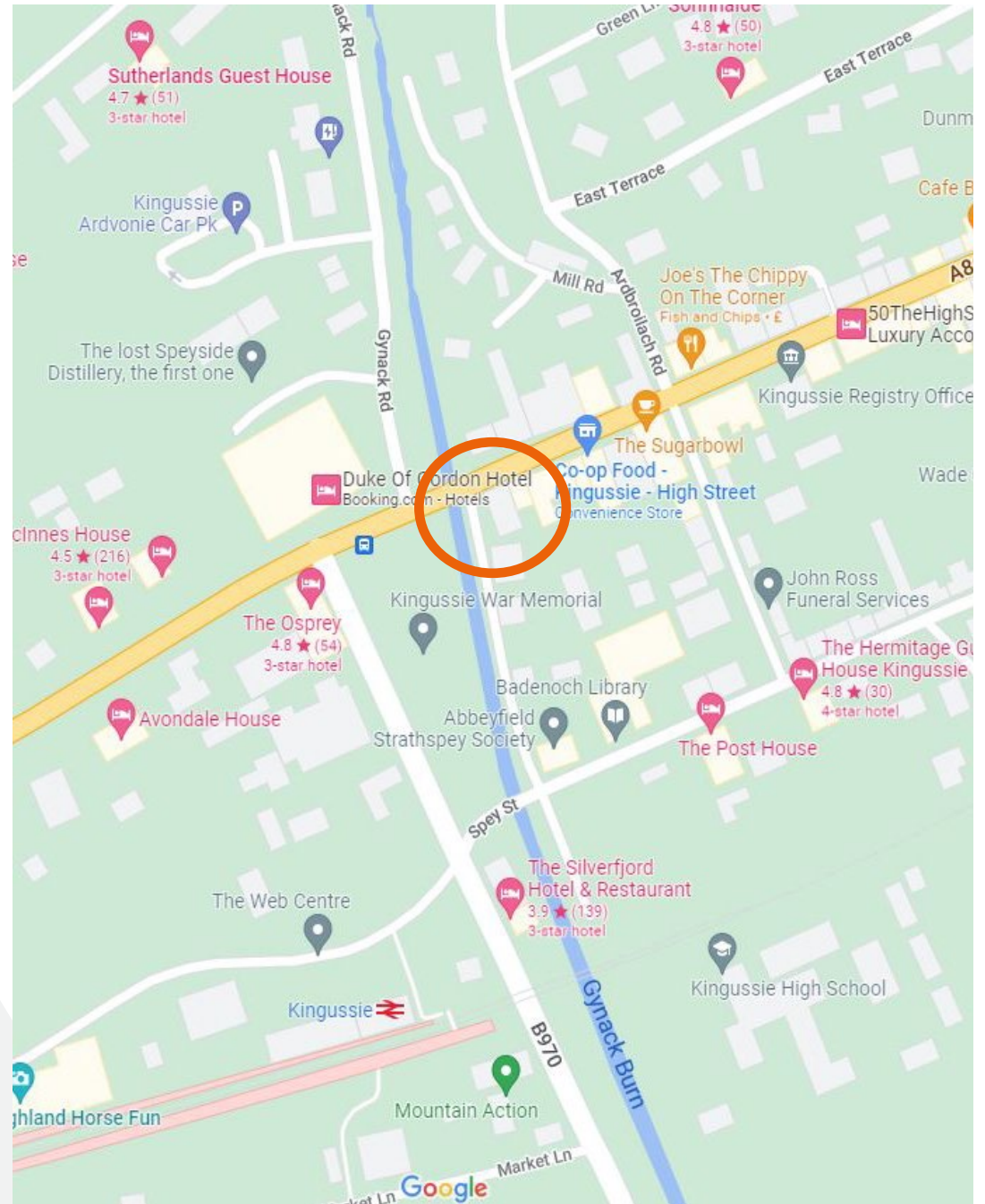
The property is available To Let on flexible lease terms at a rental of £10,000 per annum, exclusive of VAT.

## SALE PRICE

Our client may consider selling their heritable interest in the property. Price on Application.

## LEGAL COSTS & VAT

In the normal manner, the incoming tenant or purchaser will be responsible for their own legal costs, LBTT, Registration Dues and VAT thereon. All figures are quoted exclusive of VAT.







**For further information or viewing arrangements please contact the agents:**

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

**Contact:** Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Rory Fraser: [r.fraser@shepherd.co.uk](mailto:r.fraser@shepherd.co.uk) | Tel: 01463 712239

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **Publication Date: July 2022**