



RETAIL/SHOWROOM

- > BENEFIT FROM BEING PART OF THE ESTABLISHED HIGHLAND HOME CENTRE
- > UNIT 1 EXTENDS TO 162 M² (1,744 FT²)
- > FLEXIBLE LEASE TERMS AT £20,000 PER ANNUM
- > SUITABLE FOR VARIOUS USES, STP
- > ON-SITE CAR PARKING

TO LET

COMPLIMENTARY BUSINESSES SOUGHT

UNIT 1, HIGHLAND HOME CENTRE, DALFABER, AVIEMORE, PH22 1ST

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LOCATION

Aviemore is popular all-year round destination 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 form part of the Highland Home Centre which is located within the popular Dalfaber Industrial Estate on the northern periphery of Aviemore.

The Highland Home Centre (www.highlandhomecentre.com) specialises in the sale of luxury Hot Tubs, Wood-Burning Stoves and Interior Design. Sharon Leon (carpets & floor coverings) also have retail space in the centre and it has become a one stop destination retail centre. There is also a popular mezzanine café within the building. Dalfaber Industrial estate is located on the northern periphery of Aviemore. Other nearby occupiers include MKM Builders Merchant, Howdens Joinery, Screwfix, William Wilson, Menzies Distribution and Cairngorm Brewery.

DESCRIPTION

Unit 1 comprises the front showroom section of the wider well-established Highland Home Centre building. The space is currently laid out as a retail showroom over ground floor and benefits from a feature entrance with glazed double pedestrian entrance doors. Large glazed floor to ceiling display windows are fitted across the building frontage.

We are seeking a new occupier who will operate a complimentary business which will provide synergy with the existing occupiers. This would allow a new occupier to benefit from the existing goodwill that has been established in the property. The space is generally open plan, private toilet facilities can be formed, although, there are existing welfare facilities in the building which can be shared. There is ample on-site car parking. The space would be suitable for various uses..

FLOOR AREA

Unit 1 extends to approximately 162 m² (1,744 ft²).

RATEABLE VALUE

The subjects will require to be assessed for rating purposes on occupation.

LEASE TERMS

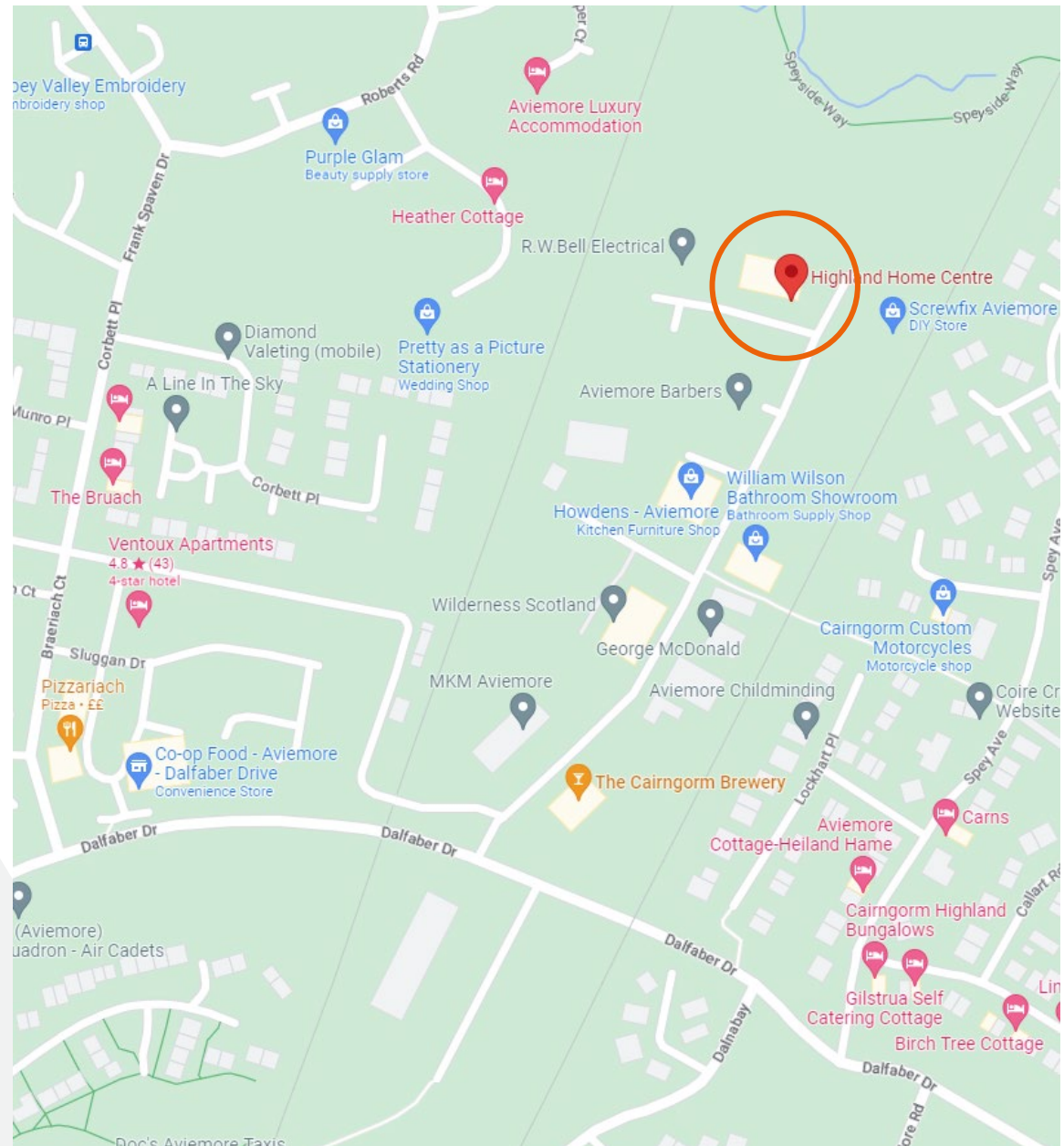
Flexible lease terms available at a rental of £20,000 per annum, exclusive of VAT. Early entry is available.

EPC

Details are available on request.

LEGAL COSTS & VAT

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. VAT will apply to any transaction.











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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