



Strathspey House, 78 High Street, Granttown on Spey, PH26 3EL

- Prominent location.
- Net Internal Area: 170.71 sq. m / 1,837 sq. ft or thereby.
- Rental: £20,000 per annum.
- Private Parking.





LOCATION

The property is located in Granttown-on-Spey, within the Cairngorms National Park, on the south side of the High Street. It benefits from three private parking spaces at the rear and is a short walk from two public car parks. Nearby amenities include a café, gift shop, and chemist, offering convenience in a central location.

DESCRIPTION

The subjects comprises of a two storey stone fronted and block built under titled and slated pitched roof. The office accommodation with staff facilities and w/c's are split over the ground and first floor. There is also storage space in the attic.

ACCOMMODATION

The property extends to an Net Internal Area of 170.71 sq m / 1,837 sq ft or thereby.

SERVICES

We understand the property is connected to mains supplies for water and electricity, with drainage being to the main public sewer.

RATEABLE VALUE

The Rateable Value for the property is £9,000.

The property may be eligible for 100% rates relief through the Small Business Bonus Scheme. More information on application to the marketing agents.

RENT

£20,000 per annum net of VAT.

LEASE TERMS

Our client is seeking a minimum lease term of 3 years on Full Repairing and Insuring basis.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the sub-tenant/assignee will be liable.

VAT

All figures quoted are net of VAT.

EPC

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DATE OF ENTRY

ASAP.

VIEWING

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Kenny McKenzie
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IMPORTANT NOTICE

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6. Date of Publication: June 2025