THE HIGHLAND COUNCIL
Industrial & Commercial Property
Property & Asset Service
Glenurquhart Road, Inverness IV3 5NX
Telephone: (01463) 785128 (24 hours)
Email: property.letting@highland.gov.uk

81 HIGH STREET, GRANTOWN ON SPEY

To Let / Airson Màl



Mid-terraced High Street property
Accommodation over two floors
61 sq.m / 656 sq.ft or thereby
Suitable for Use Class 1 (possibly Class 2)

Rent £5,000 per annum, exclusive of VAT

To view all property available for lease, please visit our webpage: www.highland.gov.uk/propertyletting

Location & Description:

Located on the High Street in the popular tourist town of Grantown on Spey, the property comprises a mid-terraced commercial unit of stone construction under a pitched, slate roof. The accommodation is over two floors.

Ground Floor: open plan area with front display window, stairs to attic floor, and external rear door, all extending to 32.7 sq.m or thereby.

Attic Floor: open plan area extending to 23.7 sq.m or thereby, with door to office/store which extends to 4.8 sq.m/or thereby, with kitchenette & WC off.

Energy Performance Certificate:

Rated F

Use Class:

Suitable for Use Class 1 (possibly Class 2) subject to planning. For up-to-date planning information please visit: **www.highland.gov.uk/planning/planning-guide**

Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms for an initial period of five years. Our standard retail lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three months' notice being required.

You will be responsible for meeting all the legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

Rent, VAT, & Insurance:

You will pay the first quarter's rent and insurance in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent and insurance are exempt of VAT. The insurance is £81.94 per annum.

You will be responsible for choosing your utility suppliers (e.g. electricity and water) on taking entry to the property and paying all charges during your tenancy.

Rateable Value & Annual Business Rate:

The property's Rateable Value is £4,350 and the 2026/27 Annual Business Rate is 49.8p.

If you believe you may be exempt of liability for Non-Domestic Rates, it is your responsibility to apply for the appropriate exemption

For further information please contact the Assessor **assessor@highland.gov.uk**.

Up to date information: https://www.mygov.scot/non-domestic-rates-calculator

Are You Interested in This Property:

If you wish to arrange a viewing or request an application pack, please contact Property Letting at Council Headquarters at:

Email: **property.letting@highland.gov.uk**

Telephone: (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from **www.highland.gov.uk/land-property/commercial-property-sale-rent/2**

Your application must be accompanied by a bank reference, confirming your financial standing and your ability to meet the financial obligations of the proposed lease:

And for existing businesses, copies of the last three years certified final accounts;

Or for new businesses, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three.

It is your responsibility to obtain the reference from your bank.

Please email your completed application to:

property.offers@highland.gov.uk

Please clearly state **81 HIGH STREET, GRANTOWN ON SPEY** in the subject line of your email.

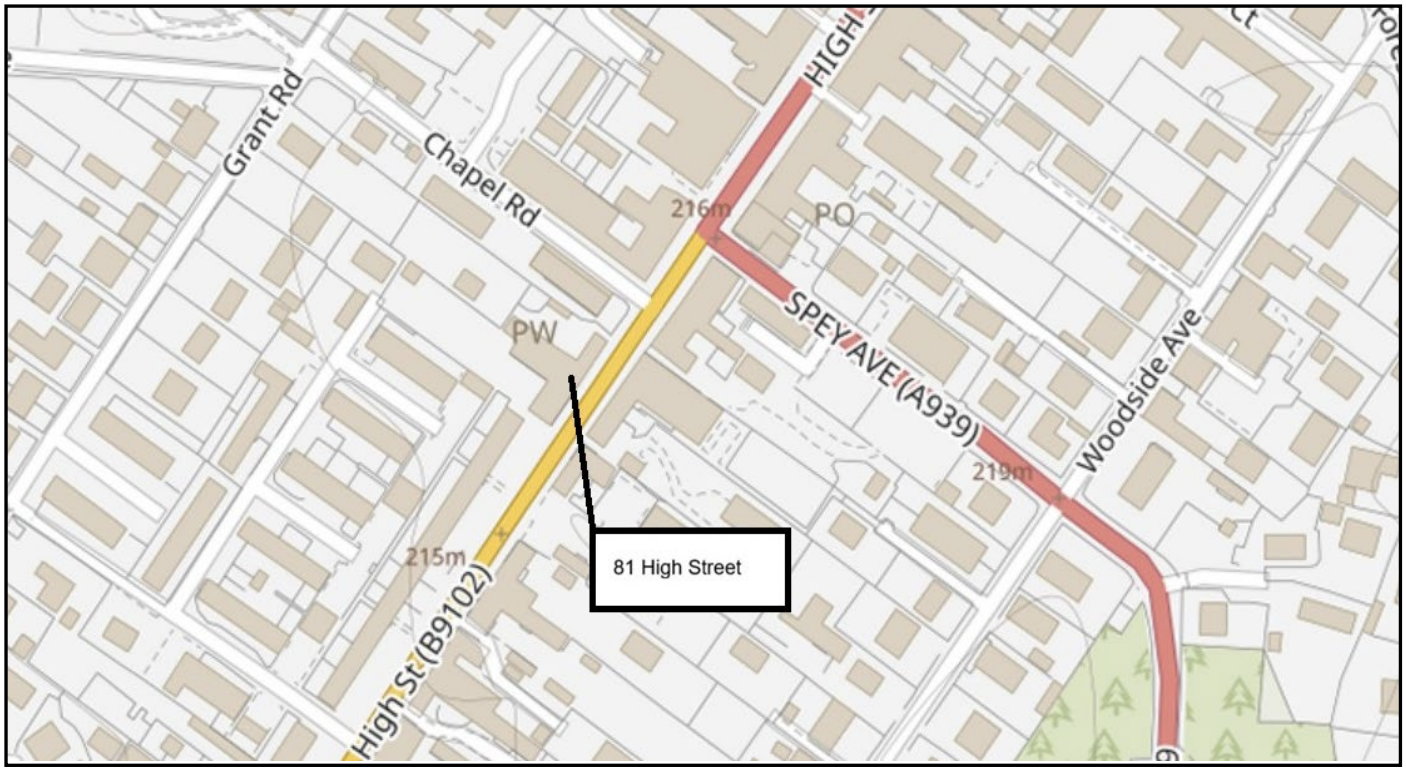
All applications received by 12 noon on the closing date will be opened and processed.

Closing Date
Wednesday 2nd December 2026

The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed. Prepared 12/11/2026

81 High Street, Grantown on Spey, PH26 3EG





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