



TO LET

COMMERCIAL UNIT

END OF TERRACE UNIT

LOCATED WITHIN POPULAR
DALFABER INDUSTRIAL ESTATE

ADJOINING COMPOUND AREA
ALSO AVAILABLE.

EXTENDS TO 62.3 M² (671 FT²)

MAY SUIT VARIOUS USES, STP

QUALIFIES FOR
100% RATES RELIEF

ON-SITE CAR PARKING

EASY CONNECTION TO
A9 TRUNK ROAD

RENT: £10,000 PER ANNUM



WHAT 3 WORDS

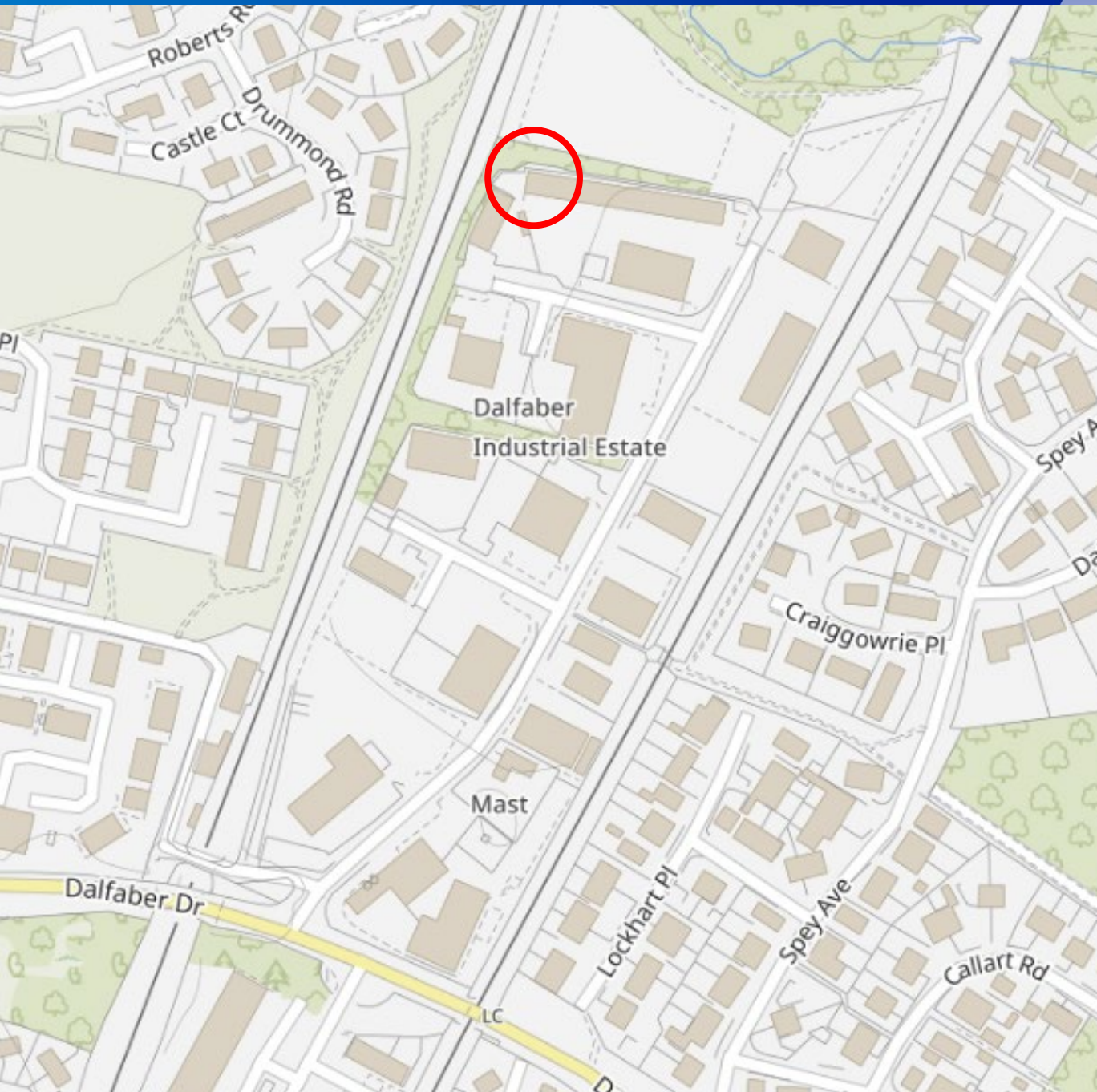


VIDEO TOUR

**UNIT 17/12, DALFABER INDUSTRIAL ESTATE,
DALFABER DRIVE, AVIEMORE, PH22 1ST**

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LOCATION

Aviemore occupies a strategic position at the heart of Badenoch & Strathspey within the Cairngorms National Park. The town is firmly established as the district's principal growth point and employment centre. The Cairngorms National Park is the UK's largest National Park at 4,528 square kilometers, comprising about 6 per cent of Scotland's land area. Circa 17,000 people live in the Park and a further 1.4 million people visit it each year.

Aviemore lies approximately 30 miles south-east of the City of Inverness Scotland's most northerly city located on the A9 and is some 127 miles north of Edinburgh and 141 miles north-east of Glasgow. The town sits directly adjacent to the A9 Inverness - Perth trunk road. It also lies at the foot of the Cairngorm Mountains and provides a popular destination for skiers, other winter sports enthusiasts and numerous other outdoor pursuits including cycling, fishing and hillwalking in the Cairngorm Mountains.

Aviemore enjoys a favourable range of local facilities and amenities. It is set out in a linear fashion with the main street of Grampian Road (B9152) running through the middle. The centre has its radius focused around the railway station where there is a shopping parade and supermarket, but further shopping facilities are also located at Myrtlefield and within the Aviemore Highland Resort.

The Subject property is located within the popular Dalfaber Industrial Estate located on the northern periphery of Aviemore. The estate is readily accessible from the main A9 trunk road.

Nearby occupiers within the estate include a mix of both national and local covenants. These include Howdens Joinery, William Wilson, MKM Building Supplies, Screwfix, R W Bell (Electrical), Cairngorm School of Dance, Foot Forte Podiatry, The Kilted Fudge Company and Route 7 Family Café.



DESCRIPTION

The subjects comprise an end of terrace commercial unit of steel portal frame construction. The lower part walls are of concrete block construction with the upper walls clad with profile metal sheets. The roof is pitched and clad with profile metal sheets and incorporates translucent daylight panel sections allowing a good level of natural light into the space.

The overall development comprises a terrace of 12 individual units with the subject unit occupying the west most gable end position.

The unit frontage is fitted with a part glazed pedestrian door in addition to a manually operated vehicle access metal roller door providing a clear opening of 2.70 metres wide by 3.00 metres high.

Internally the accommodation is currently configured to provide an open plan layout with a counter area. There is a tea prep area installed to the rear of the counter plus a disabled specification WC is also provided to the rear. The space enjoys a generous eaves height rising from 3.5 metres to 4.8 metres at the apex. High level lighting is fitted throughout.

Externally, the site is generally level and surfaced in tarmacadam. Demarcated car parking spaces are provided to the front of the terrace with 2 No. spaces allocated to Unit 17/12.

In addition, there is a gravel surfaced compound area at the gable end of the building. The perimeter of the compound area comprises a masonry wall plus a section of palisade fence and the gable elevation of the building. With the addition of a gated access the area can easily provide a secure compound area, if required by a new occupier.

FLOOR AREA

The property extends to the undernoted gross internal floor area:-

	Accommodation	m ²	ft ²
Unit 17/12	Open Plan Area, Counter Area, Tea Prep and WC	62.3	670.60







RATEABLE VALUE

The property is currently entered in the Assessor's Valuation Roll with a NAV/RV of: £7,000

The unit qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

We understand that the property benefits from consent for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) uses under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may be suitable for other uses, subject to any necessary planning consent. Interested parties should discuss their proposals with the marketing agent and make their own enquiries of the planning authority.

SERVICE CHARGE

A nominal service charge to cover the day to day repair and maintenance of the common areas of the development applies. Details are available on request.

EPC

Details available on request.

LEASE

The property is available to let on full repairing and insuring terms for a period to be agreed. The quoting rent is £10,000 per annum, exclusive of VAT.

VAT

The property has been opted for the purposes of VAT which will be payable on the rent.

LEGAL COSTS

Each party will be responsible for its own legal costs. The tenant will be responsible for any LBTT and registration dues payable in connection with the lease, together with VAT where applicable.



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: October 2026

Get in Touch

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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.

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