

TO LET

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David Allison & Company
Chartered Surveyors



RETAIL UNIT

2 HIGH STREET, KINGUSSIE PH21 1HR

- Highly visible and prominent corner position on busy main road.
- **183.42 sq. (1,974 sq.ft)** net internal floor area.
- Eligible for 100% rates relief.
- Suitable for retail, showroom or office use.

David Allison & Company Chartered Surveyors

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www.dallisonandco.co.uk

LOCATION

The property occupies a prominent corner position on the High Street within the town of Kingussie, which lies adjacent to the Main A9 trunk road, 12 miles south of Aviemore and 42 miles south of Inverness. The town is within the Speyside and Badenoch area which is highly popular with tourists attracted to visit the Speyside distilleries, and for the many outdoor leisure pursuits available in the area including the nearby Cairngorms National Park and beyond.

The property is located on the corner of High Street at its junction with Gynack Street in the centre of the town and nearby traders include a Co-op convenience store and Boots Chemists.

DESCRIPTION

The property comprises a large corner shop unit with triple window display and main entrance to the front, and display window on the return elevation. The accommodation consists of a main open plan sales area with storage, staff and toilet facilities beyond.

FLOOR AREAS

We calculate that the property affords the following approximate Net Internal Floor Area:

Ground Floor NIA 183.42 Sq m 1,974 Sq ft

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of **£9,250**.

The property qualifies for 100% relief under the Small Business Bonus Scheme for eligible occupiers.

LEASE TERMS

The property is available by way of a new lease of negotiable duration, to be on the standard tenant's full repairing and insuring terms.

RENT

On application

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of 'F'.

LEGAL COSTS

Each party to any transaction will be responsible for their own legal costs with the tenant responsible for registration dues and LBTT if applicable.

VAT

All figures are quoted exclusive of VAT.

ENTRY

By arrangement.

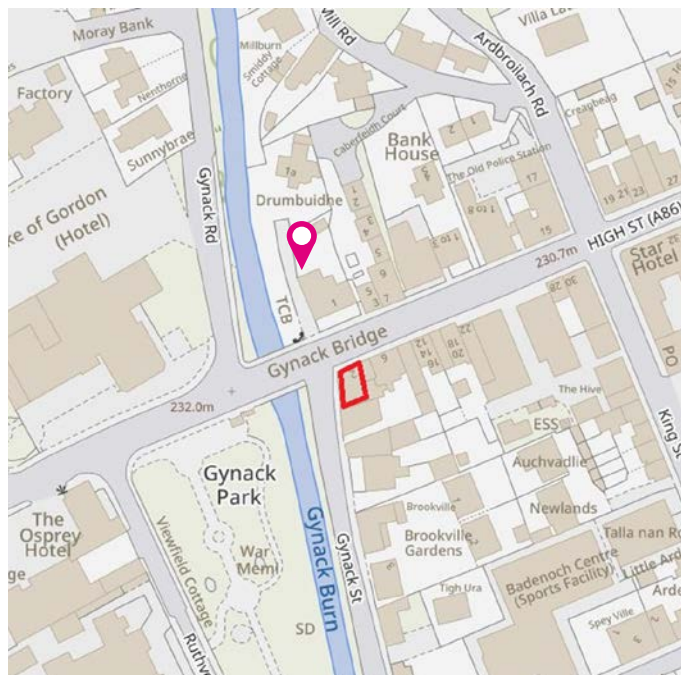
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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

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