

masson  
cairns

solicitors and estate agents

56 High Street, Kingussie, PH21 1HZ

Price £600

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

TO LET - £600 PCM A unique opportunity to rent a shop premises in a prime location on the High Street of Kingussie gaining excellent footfall in this popular and attractive Highland Town. The premises would be suitable for retail usage and offers fantastic display space and frontage. The spacious and well laid out shop extends to some 51 square metres, enjoys a contemporary decor and consists of an impressive ground floor display area with large glass frontage, wood burning stove and a separate wc with sink. The layout of the shop would allow for a partition to be erected which would provide a private rear office area should this be required. This is a fantastic opportunity to occupy a shop in the midst of the stunning scenery of the Cairngorms National Park. Viewing is highly recommended. Immediate entry available. Energy Performance Certificate Rating F

## Price £600



masson  
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

## Kingussie

At the foothills of the Cairngorms and Monadhliath Mountain ranges and within the Cairngorm National Park, Kingussie is an attractive and popular town in Strathspey with its first class hotels, guest houses, medical facilities and primary and secondary schools offering education to University entrance standard. Facilities include an 18 hole golf course, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park, Pony Trekking, and the fantastic facilities at the Badenoch Leisure Centre with 3 sports halls, fitness suite and variety of aerobic classes. Kingussie is surrounded by some of the finest grouse moors and deer forests in Scotland, the Insh Marshes are famous as a bird sanctuary and within easy reach are the Cairngorm Mountains for winter sporting facilities and hill walking.

There is a sailing school at Loch Insh and the beaches of the Moray Firth are also close by. The holiday village of Aviemore, 12 miles away, offers swimming, squash, pubs and club and other attractions. Other distances from Kingussie:- Grantown on Spey 28 miles; Inverness 42 miles; Elgin 60 miles. The main London/Inverness rail line runs through Kingussie and the Inverness Airport is 50 miles distant with regular daily flights to London, Edinburgh and Glasgow.

## Commercial Usage

The shop provides ideal space and shop frontage which would be suitable for a number of retail uses subject to any necessary consents. Class usage 1

## Shop and Display Area

The spacious shop and display area has a fresh contemporary feel and offers excellent amenity including solid wood floors, large full height display windows to the front which flood the space with natural light which is complemented with plentiful led spot lighting and a large wood burning stove set beneath a bespoke oak mantle and surround which all combine to offer a wonderful ambience. There is a central entrance door and a door to the rear allows access to a small patio area which is used for bin storage. The layout of the shop would allow for a partition to be erected which would provide a private rear office area should this be required.

## WC

There is WC and wash hand basin with twin taps.

## Rateable Value

It is understood the subjects currently attract a rateable value of £3,150 per annum and should qualify for 100% Small Business Rates Relief. please visit for more information <http://www.scotland.gov.uk/>

Publications/2008/02/11094640/0 or <http://www.highland.gov.uk/businessinformation/nondomesticrates/reliefandremission/> for further details)

## Tenure

Negotiable but longer term tenants will be favoured i.e. 3 to 5 year lease agreement.

## Legal Costs

Each party will be responsible for their own costs in relation to the letting agreement of the premises.

## Energy Performance Certificate

Energy Performance Certificate Rating F

## Entry

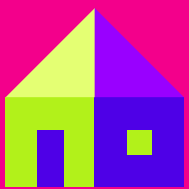
By agreement.

## Price

£600 per calendar month

## Viewing and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns  
Strathspey House  
Grantown on Spey  
Moray  
PH26 3EQ  
Tel: (01479) 874800  
Fax: (01479) 874806  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)



masson  
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ  
Tel: 01479 874800  
Fax: 01479 874806  
[property@lawscot.com](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)





56

## Ground Floor



Plans not to scale, for illustration only



masson  
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

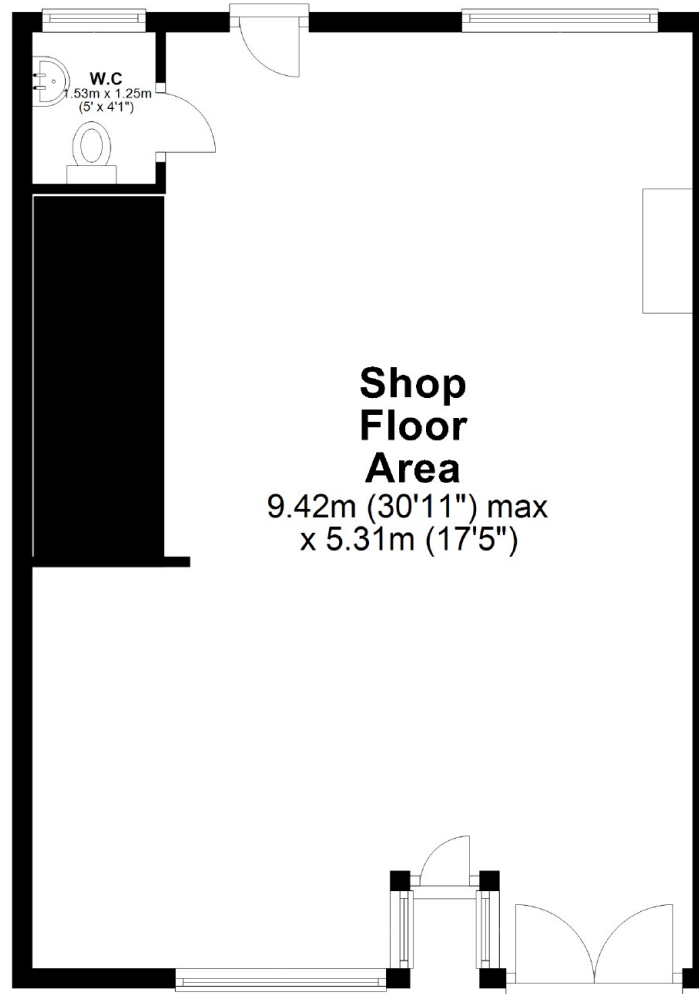
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

## Ground Floor



Plans not to scale, for illustration only



masson  
cairns

solicitors and estate agents

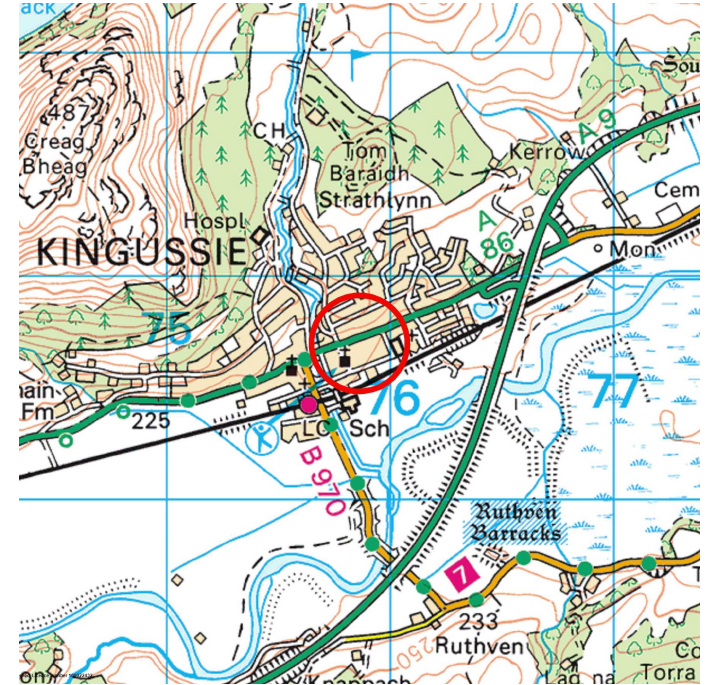
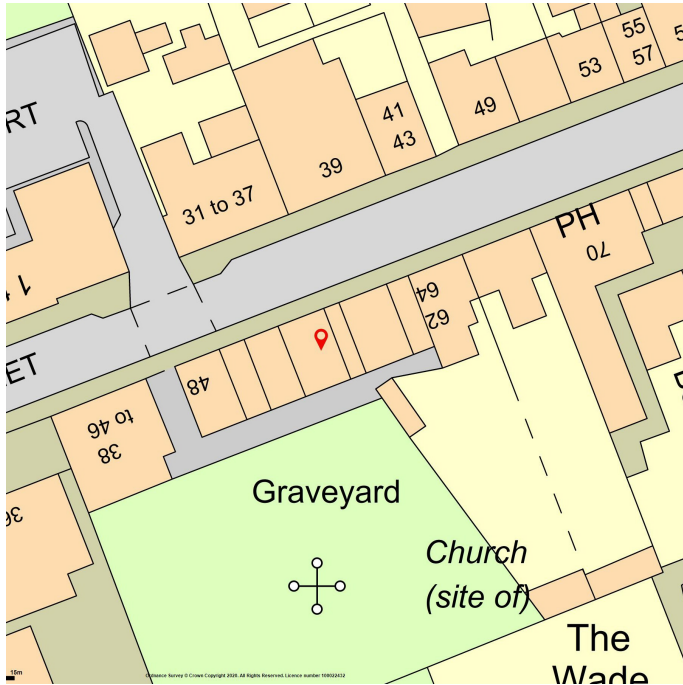
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)



**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



**masson  
cairns**

solicitors and estate agents

**Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ**  
**Tel: 01479 874800**  
**Fax: 01479 874806**  
**property@lawscot.com**  
**www.massoncairns.com**