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solicitors and estate agents

39 High Street, Grantown on Spey, PH26 3EG  
Fixed Asking Price £44,000

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



This commercial property offers a unique opportunity to acquire a lifestyle business or office space in a prime location within a popular Highland town. Currently operating as a thriving ceramic café, this space provides an ideal setting for continuing an established business or repurposing it for a variety of commercial uses. The spacious shop area, measuring 9.92m x 4.93m, offers ample room for displays, customer seating, or retail purposes, creating an inviting and versatile environment. Adjacent to the shop is a convenient store room (2.21m x 3.01m) that is perfect for inventory storage or additional operational needs, along with a WC (2.09m x 1.70m) for staff and customer use. With a total area of 59.91m<sup>2</sup> (644.87ft<sup>2</sup>), the property offers flexibility to suit a wide range of business types, from retail to office or hospitality. The current tenants are relocating within the town, presenting a turnkey opportunity for a new owner to step in and transform the space to suit their needs. Whether you're looking for a prime retail location, office space, or the chance to run a lifestyle business in a vibrant community, this commercial property offers excellent potential. EPC Rating B

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### Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

### Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider

UK:

### Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

### Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

### Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

### Energy Performance Rating

EPC Band \*\*\*\*\*

### Situation

The business occupies retail premises on the West side of the High Street in a prime footfall location. Nearby occupiers include solicitors, high quality gift retailers and jewellers in addition to the normal high street shops.

### Description

An excellent opportunity to acquire a well-proportioned retail premises in a prime High Street location in the popular town of Grantown on Spey.

The property offers a flexible layout extending to approximately 55 sqm (592 sqft), comprising a bright and spacious main shop area measuring 9.92m x 4.93m (32'6" x 16'2"), ideal for a range of retail uses. To the rear, there is a useful store room (2.21m x 3.01m) providing valuable additional storage or work space, alongside a WC.

Accessed via a recessed entry porch, the shop benefits from excellent visibility and frontage onto the High Street, ensuring strong passing footfall. Internally, the open-plan shop floor offers fantastic potential for customisation to suit a wide variety of business types.



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Granttown on Spey is a bustling Highland town at the heart of the Cairngorms National Park, drawing both local trade and significant tourist traffic year-round. This is a superb opportunity for owner-occupiers or investors looking to establish or expand their presence in a vibrant, growing community.

**Key Features:**

Prominent High Street position

Spacious retail floor area

Separate store room and WC facilities

Versatile layout suitable for various uses

Ideal for owner occupiers or investors

**Rateable Value**

It is understood the subjects currently attract a rateable value of £6,600 per annum and should qualify for 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)

**Legal Costs**

Each party will be responsible for their own costs

**Entry**

By mutual agreement.

**Price**

Fixed Asking Price £44,000 VAT Payable

**Viewings and Offers**

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

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**Approximate total area<sup>(1)</sup>**

59.91 m<sup>2</sup>  
644.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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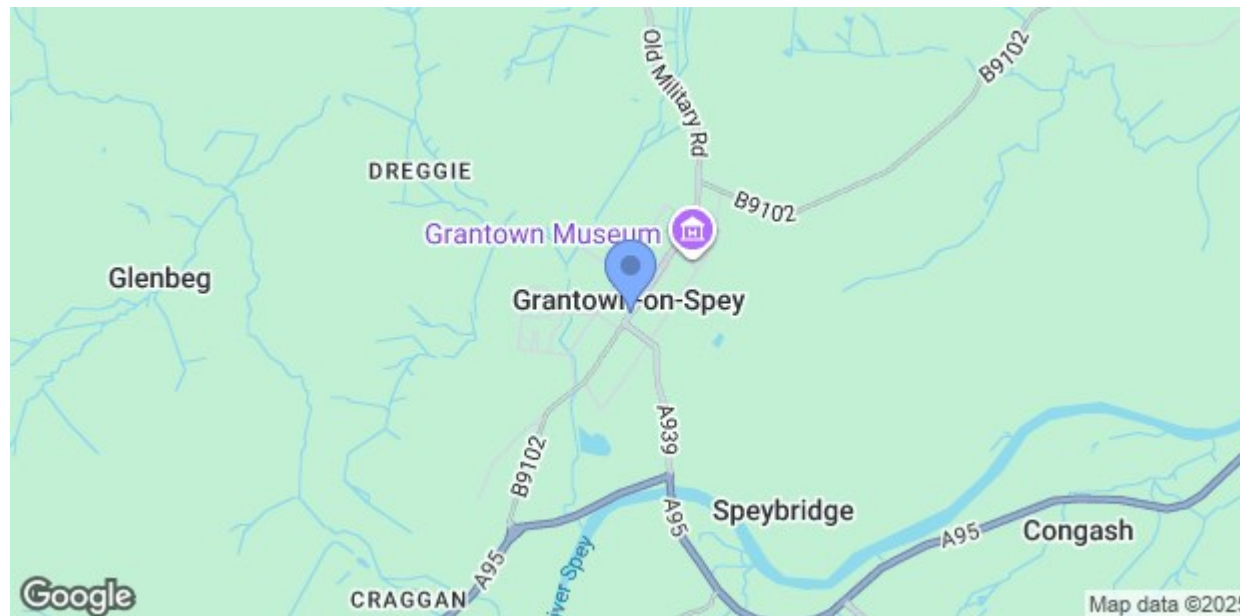
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



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



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