



masson  
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solicitors and estate agents

78 High Street, Grantown on Spey, PH26 3EL

**SOLD £175,000**

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

SOLD - Situated prominently on the High Street of Grantown on Spey and nestled within the breath taking backdrop of the Cairngorms National Park, this unique office space offers a prime business opportunity. This purpose-built, two-story office building spans approximately 195 sqm of usable space, meticulously designed to cater to professional needs. The ground floor features an inviting entrance vestibule that leads to a professional reception area, a client meeting room, a spacious main office overlooking the rear of the building, a fully equipped kitchen, and a convenient WC. The first floor comprises a landing that connects three separate offices, an additional WC, and a tea preparation area. Additional features include a loft for storage and outside parking for two vehicles at the rear. The property is presented in excellent condition with a fully serviced fire and alarm system, robust IT infrastructure, and VoIP phone connectivity, making it an ideal location for businesses looking to establish or expand their presence in a dynamic community. EPC Rating D

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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, the Craigellachie Nature Reserve, 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.

### Home Report

As this is a commercial sale, there is no requirement for a home report.

### EPC Rating D

### Location

Located on the south side of the High Street, this property is ideally situated for both client and staff accessibility. In addition to the two parking spaces for the property owners, it is conveniently just a short walk from two public car parks. The surrounding area includes a variety of nearby businesses such as a cafe, a gift shop, and a chemist.

## Description

Two storey stone fronted and block built under tiled and slated pitched roof. Accommodation over two floors.

Ground Floor: Entrance | Reception | Client Meeting Room | Kitchen | WC | Main Office - Circa 97.3 sqm

First Floor: Landing | WC | Three Further Offices - Circa 97.6 sqm

Total Area: 194.8 sqm (2097 sqft)

Outside : Parking for two vehicles

Maintained Fire & Alarm System

## Business Opportunities

The Cairngorms National Park boasts a unique rural economy dependent on key industries such as tourism, agriculture, and forestry, predominantly supported by small and micro businesses that make up 87% of the enterprise landscape. These businesses employ ten or fewer people and are essential for maintaining the area's vibrant and sustainable community. There is a growing trend of community development companies acquiring and managing income-generating assets, which bolsters local employment and community spirit.

In partnership with GrowBiz, the Cairngorms National Park Authority offers free support to these micro-businesses and self-employed individuals. This includes one-on-one sessions with enterprise facilitators, networking events, and skills development through online learning. Businesses seeking support can contact GrowBiz via email at [connect@growbiz.co.uk](mailto:connect@growbiz.co.uk) or visit their website for more information on events.

Additionally, the Cairngorms Business Partnership (CBP), functioning both as a Chamber of Commerce and a Destination Marketing Organisation, supports local businesses through advocacy, promotion, and business development. They manage the official visitor website for the park, where member businesses are listed and can participate in the Cairngorms Economic Forum to monitor and contribute to the area's economic strategy. For more details, businesses can reach out to [info@visitcairngorms.com](mailto:info@visitcairngorms.com) or call 01479 810200.

This economic strategy, established in 2013, focuses on addressing the specific needs of this rural region by ensuring collaborative efforts among local partners.

#### **Rateable Value**

The premises are listed in the current Valuation Roll with a NAV/RV at £9,000. You can get up to 100% non-domestic rates relief through the Small Business Bonus Scheme if all of these are true: the combined rateable value of all your business premises is £35,000 or less, the rateable values of individual premises are £20,000 or less the property is actively occupied subject to qualification.

#### **Services**

It is understood that there is mains

water, drainage and electricity. Double glazing throughout.

#### **Entry**

By mutual agreement.

#### **Legal Costs**

Each party will be responsible for their own legal costs incurred in connection with the transaction.

#### **Price**

SOLD

#### **VAT**

We understand the sale is VAT exempt.

#### **Viewings and Offers**

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

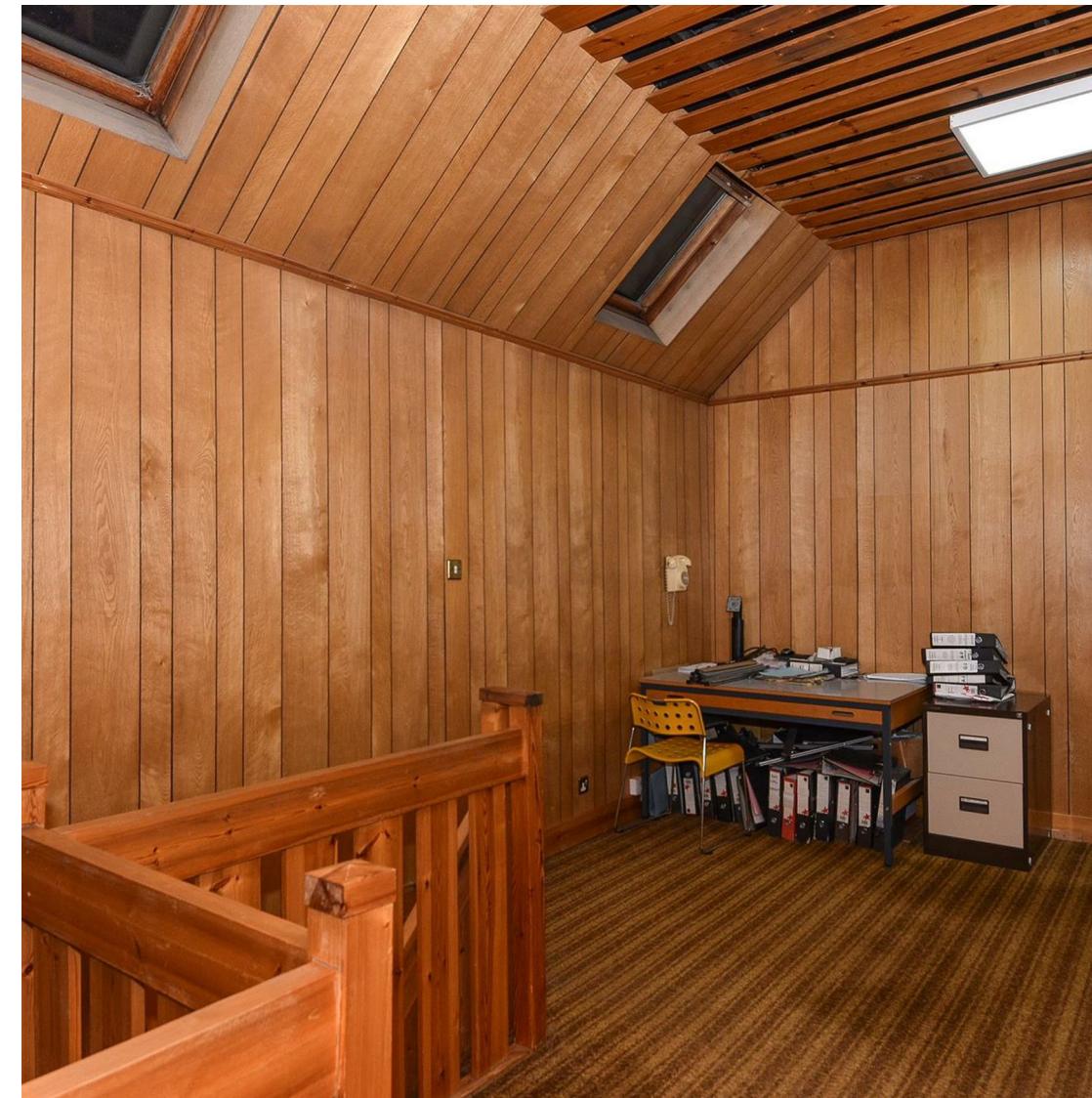
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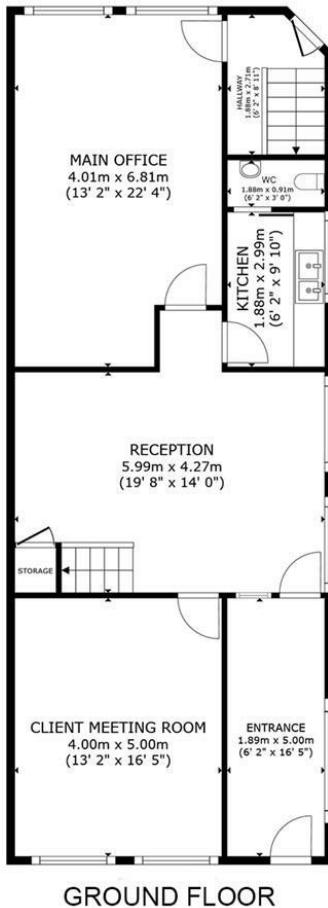
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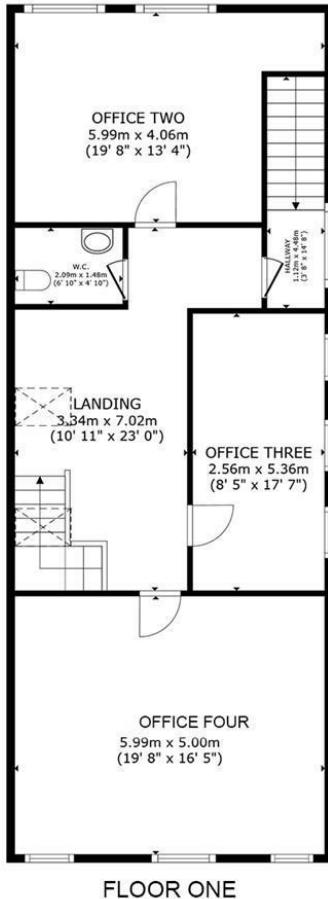
GROSS INTERNAL AREA  
FLOOR 1 97.3 m<sup>2</sup> (1,047 sq.ft.) FLOOR 2 97.6 m<sup>2</sup> (1,050 sq.ft.)  
TOTAL : 194.8 m<sup>2</sup> (2,097 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR ONE



GROSS INTERNAL AREA  
 FLOOR 1 97.3 m<sup>2</sup> (1,047 sq.ft.) FLOOR 2 97.6 m<sup>2</sup> (1,050 sq.ft.)  
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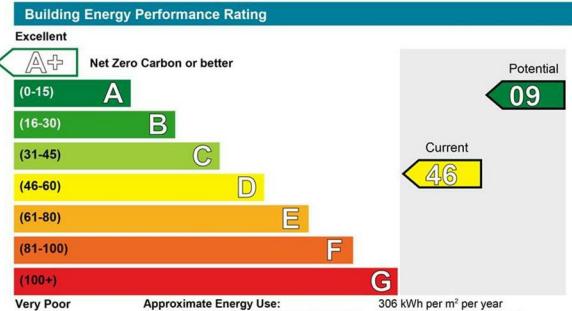
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Date of assessment: 15 October 2024 Reference Number: 2190-3410-5040-0990-5095  
Date of certificate: 17 October 2024 Building type: Office/Workshop  
Total conditioned area: 191.03m<sup>2</sup> Assessment Software: EPCgen, v6.1.e.0  
Primary energy indicator: 477 kWh/m<sup>2</sup>/yr Approved Organisation: Elmhurst Energy Systems



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

**Benchmark**  
A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: 06 A

**Recommendations for the cost-effective improvement of energy performance**  
1. Consider installing building mounted wind turbine(s).  
2. In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.



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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