

PROMINENT ROADSIDE OPPORTUNITY - **TO LET OR FOR SALE.**

SPEAN BRIDGE, INVERNESSSHIRE, SCOTLAND, PH34 4EP

### KEY POINTS

- Frontage to A82
- Site area 0.62 acres
- Existing A3 consent

### LOCATION

Located along the A82 which carries a heavy stream of traffic throughout the summer, close to the pivotal junction of the A86 leading to Aviemore and the Cairngorms.

[Click here for Google street view.](#)

### DESCRIPTION

Single storey property with customer car parking to the front. We are advised that the gross internal area (GIA) of the property, measured in accordance with the RICS Code of Measuring Practice is 1,906 sq ft (177.07 sq m) and 32 car parking spaces.

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review mechanism to be negotiated.

### RENT

Rental offers are for the existing building are invited commencing at £20,000 per annum exclusive.

### HERITABLE (FREEHOLD)

Alternatively, our clients will consider a sale of the heritable interest with offers in excess of £200,000 being invited.

### EPC

An EPC for the property has been commissioned and will be available to interested parties on request. [www.roadsideproperties.biz](http://www.roadsideproperties.biz)



Picture taken when unit was trading.

### RATES

We are informed by the SAA that the property is currently assessed as follows:

Rateable Value	- £18,500.
UBR for 2012/13	- £0.458
Rates Payable	- £ 8,473.00 pa

Prospective occupiers should verify the above information for themselves.

### TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

**A non refundable deposit of £5,000 and proof of funding will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.**

### VAT

All prices and figures quoted exclude VAT which will apply.

### VIEWING

All viewings through joint sole agents:

Ashwell Rogers  
David England  
020 7758 3284  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

Sammi Charad  
020 7758 3282  
[sammi@ashwellrogers.com](mailto:sammi@ashwellrogers.com)

or Storey Edward Symmons 0191 232 6291 Bill Lynn  
Subject to Contract revised June 12

### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

