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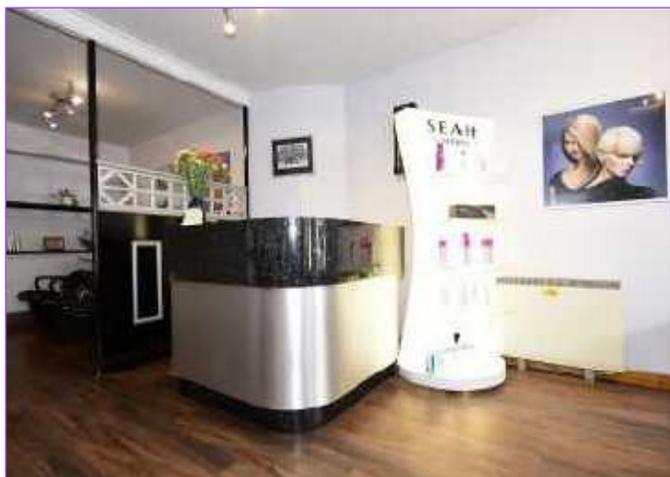
Hair At Mhairi's, 46-48 High Street, Grantown On Spey, PH26 3EH
Offers over £90,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

A unique opportunity to purchase a shop premises in a prime location on the High Street of Granttown On Spey gaining excellent footfall in this popular and attractive Highland Town. Currently being run as a highly successful hair salon, the premises would also be suitable for other commercial usage and offers fantastic display space and frontage. If required the salon can be purchased fully equipped at stock valuation. The spacious and well laid out shop extends to some 68 square metres, enjoys a contemporary decor and consists of a waiting area, reception, spacious salon, WC and large kitchen / staff room. This is a fantastic opportunity to purchase a shop in the midst of the stunning scenery of the Cairngorms National Park. Viewing is highly recommended. Energy Performance Certificate Rating G

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

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Grantown On Spey

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Situation

The business occupies retail premises on the High Street of Grantown On Spey in a prime footfall location. Nearby occupiers include solicitors, high quality gift retailers, lovely cafes, restaurants, bakeries and butchers in addition to the normal high street shops.

Commercial Usage

Although the business is currently run as a busy hair salon it provides ideal space and shop frontage which would be suitable for a number of retail uses subjects to any necessary consents.

Reception and Waiting Room

The welcoming reception area features a bespoke desk with integral shelving to discreetly house the till, telephone and stock. The spacious bright waiting area has modern client seating and a table providing magazines for clients use.

Salon

4.72m x 8.48m 15'6" x 27'10"

The spacious main salon area has a fresh contemporary feel and offers excellent amenity including four mirrored stations situated along the walls and a further three mirrored stations laid out in a triangular placement in the centre of the room and three hood dryer stations. Four large windows to the front flood the salon with natural light and there is timber effect vinyl flooring throughout.

Backwash Area

3.33m x 2.43m 10'11" x 8'0"

Open plan to the rear of the reception is a large area where the modern comfortable back washes have been discreetly placed. Behind the back washes is a smart tiled vanity shelf with a large mirror placed above which provides a lovely display area for towels and products. There is a low level storage cupboard and further display shelving placed above.

Kitchen / Staff Room

3.59m x 3.26m 11'9" x 10'8"

Located to the rear of the property this excellent room provides a private area for staff and has a range of base and wall units with worktop housing a stainless steel sink with mixer tap. There is plumbing for a washing machine and space for an industrial tumble dryer, fridge and a dining table and chairs. Windows to the rear allow excellent levels of natural light and double doors provide access out to the rear of the property. A double door cupboard provides further shelved storage and there is a Dimplex storage heater, Horstmann hot water controls and high level electrical switchgear.

WC

1.57m x 1.81m 5'2" x 5'11"

This well proportioned room provides an Armitage Shanks WC and wash hand basin with twin taps. The Megaflo water cylinder is placed here and there is a Manrose extractor and a Dimplex panel heater.

The Business

We consider that the business offers an excellent opportunity to acquire a profitable and established retail

operation with scope to grow sales and profits located in a prime National Park location popular with tourists, locals and passing trade and invite offers to include the salon. Fixtures, fittings, service equipment, and stock at valuation.

Rateable value / Council Tax

It is understood the subjects currently attract a rateable value of £7500 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](http://www.scotland.gov.uk/Publications/2008/02/11094640/0) or

<http://www.highland.gov.uk/businessinformation/>

[nondomesticrates/reliefandremission/](http://www.highland.gov.uk/businessinformation/nondomesticrates/reliefandremission/)

for further details)

Energy Performance Certificate

The property has a current Energy Performance Certificate Rating of Band G

Tenure

The premises are offered as a whole on the terms of absolute ownership.

Legal Costs

Each party will be responsible for their own costs in relation to the sale/purchase and transfer of the business and premises.

Entry

By mutual agreement.

Price

Offers Over £90,000 are invited

Viewings 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



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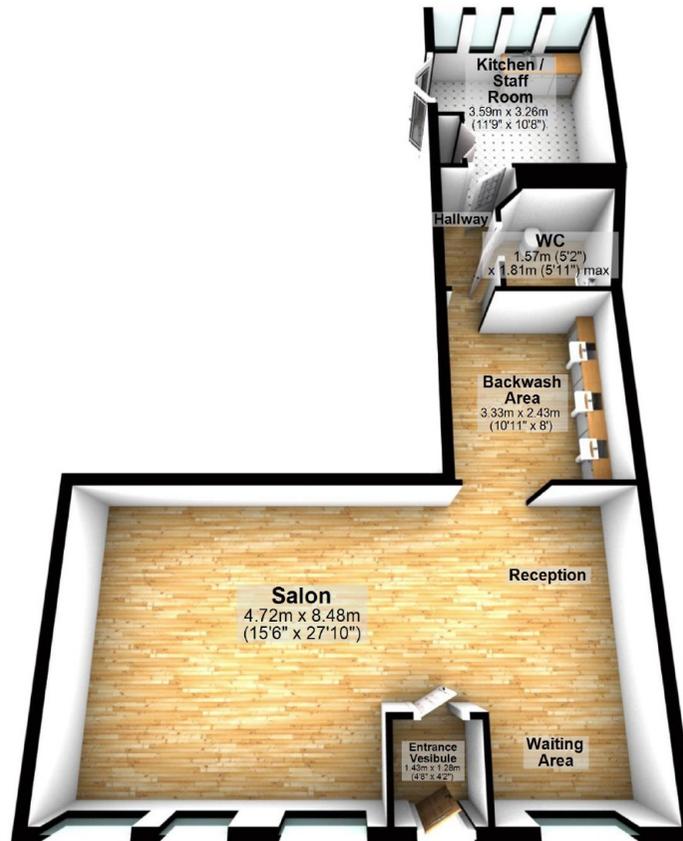


ICE CREAM PARLOUR

IMRAY'S
JEWELLERY



Ground Floor



Plans not to scale, for illustration only



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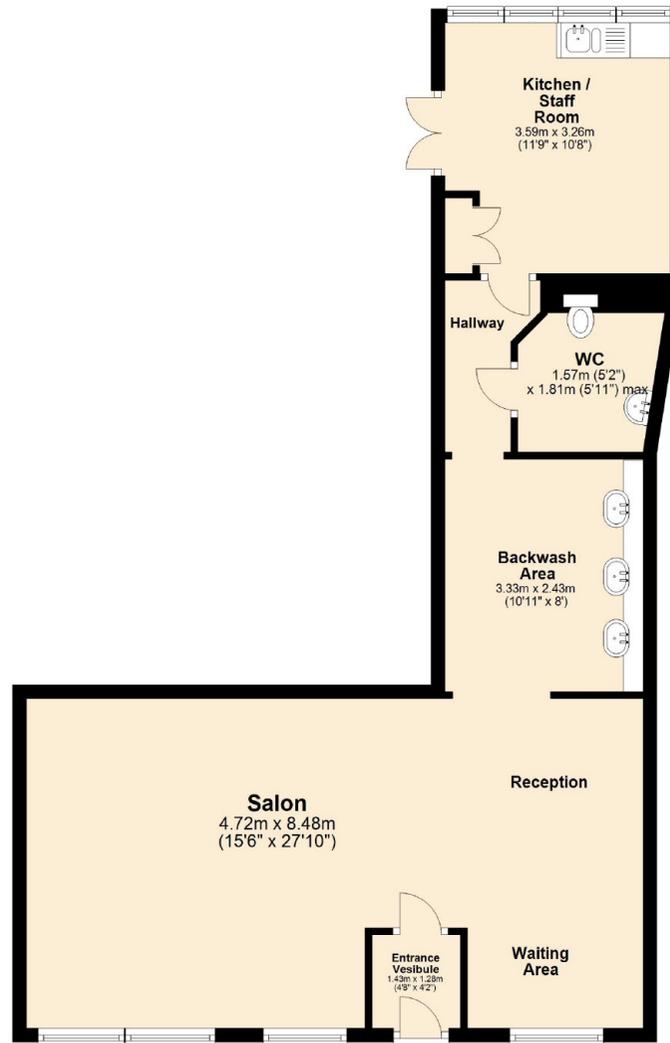
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