

# CCL



A wonderful opportunity has arisen to acquire a thriving convenience store and takeaway a short distance from the centre of Aviemore. Owned by the current proprietors for over 13 years the business has grown steadily and expanded with the creation of a fully equipped commercial kitchen and obtaining a licence for hot food takeaway. Currently operating as an Indian takeaway, it would be suitable for a variety of other styles if required. The Best One store is an incredibly popular local convenience store ideally placed to capture passing trade entering or leaving Aviemore. The property also offers a excellent development opportunity and is suitable for a variety of uses, commercially or domestically.

- Established Convenience Store
- Hot Food Takeaway
- Prominent Trading Location
- Fully Fitted Commercial Kitchen



# CCL

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## Offers in Excess of £200,000 Freehold

Aviemore is an exceptionally popular holiday destination that is surrounded by some stunning and beautiful scenery. There is an exceptional number of activities and things to do for all ages and groups. The town is an all year-round destination with winter and snow sports popular during the colder months while walking, climbing camping and water sports attracting a multitude of tourists during the warmer months. There is a great range of independent shops restaurants and bars in the town with local primary and secondary schooling close by.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.