



**Prime Town Centre opportunity**  
**Extensive frontage with rear access**  
**Rent: On application**  
**Ground Floor: 2,639 sqft / Basement: 2,977 sqft**

### **Location**

Fort William is the largest town in the West Highlands with a population in excess of 10,500. It serves as the commercial centre of Lochaber which has a wider population in excess of 20,000 people. The town is linked directly with Inverness, Oban and the south via the A82 trunk road.

The premises forms part of the Tweedale retail parade on the High Street in the heart of the town centre and nearby occupiers include Boots, Cancer Research, Tesco and Go Outdoors.

### **Accommodation**

The subjects form the ground and basement floors of a larger 3 storey building with residential above. The property benefits from a significant glazed frontage and car parking to the rear.

The ground floor provides large open plan sales area fitted out to the tenant's corporate specification. The basement is used for storage and staff/office facilities.

The premises extend to the following approximate areas:

Ground Floor: 2,639 sq ft / 245.14 sqm  
Basement: 2,977 sq ft / 276.6 sqm

### **Rent**

On application

### **Lease**

The subjects are available on a new FRI Lease.

### **EPC**

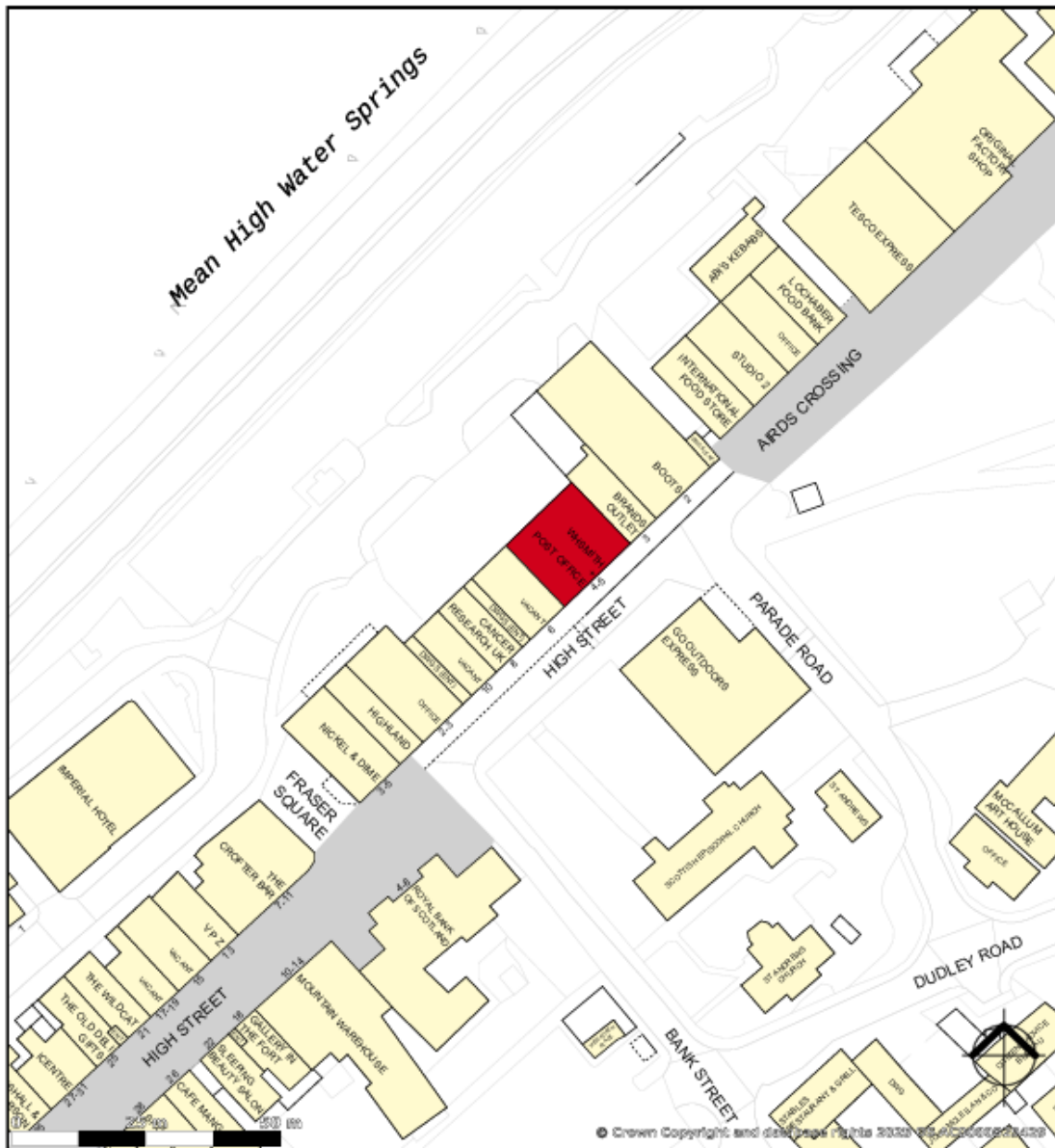
On application

### **Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



W H Smith Ltd, Unit 5, Tweeddale, High Street, Fort William, PH33





Viewing strictly by appointment with BRITTON PROPERTY -

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