



Prime Town Centre Location

Retail unit with Full Class 3 Consent

Rear Car parking

Rent: O/O £35,000pa

Ground 1,327 sq ft / First Floor 120 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 WH Smith, Boots, Cancer Research, Tesco and Go Outdoors.

Accommodation

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

The ground floor provides open plan accommodation with storage and staff/office facilities. The first floor is used for additional storage accommodation.

The premises extend to the following approximate areas:

Ground Floor: 1,327 sq ft / 127.5 sqm

First Floor: 120 sq ft / 11.3 sqm

Rent

Offers over £35,000pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

On application.

Rates

Rateable Value: £19,000

UBR (2023/24): £0.498

Rates Payable: £9,462 pa

Planning

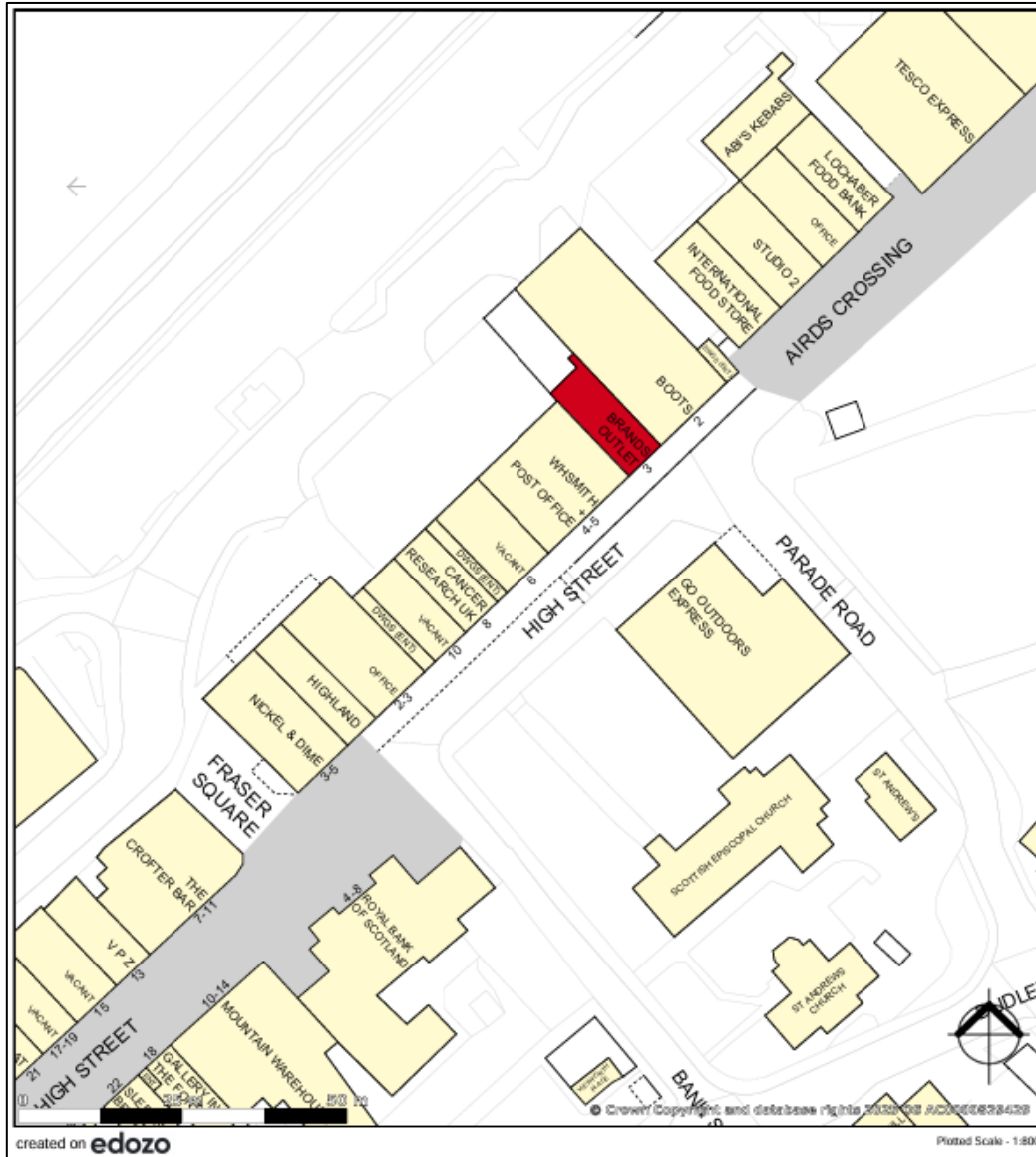
The premises benefit from Class 1a and 3 consent and therefore can be used for retail, office and restaurant use. Interested parties are advised to speak directly to the Local Planning Authority.

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



Viewing strictly by appointment with BRITTON PROPERTY

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