



Prime Town Centre Location

Retail/Office unit with potential for Class 3 Consent

Rear Car Parking

Rent: O/O £35,000pa

Ground 1,280 sq ft / Basement 424 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 basement floors of a larger 3 storey building with residential above. The property benefits from a large glazed frontage and rear car parking.

The premises was previously a bank and the ground floor comprises the main banking reception with separate office rooms. The basement is used for storage accommodation, staff/office facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,280 sq ft / 118.92 sqm

Basement: 424 sq ft / 39.39 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: £19,750

UBR (2023/24): £0.498

Rates Payable: £9,835.5 pa

Planning

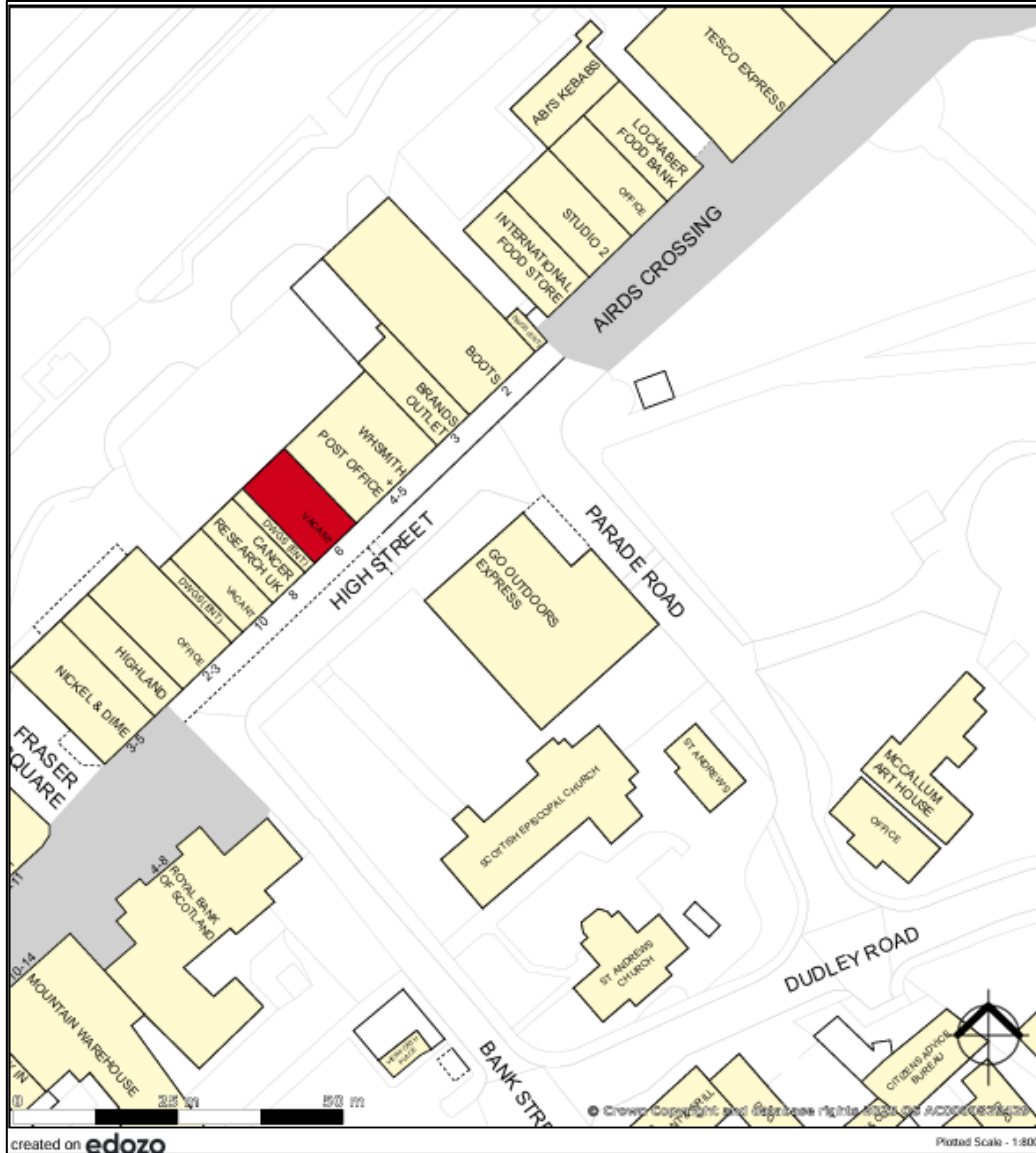
The premises benefit from Class 1a consent and therefore can be used for retail and office use. There is potential for Class 3 Restaurant use. Interested parties are advised to speak directly to the Local Planning Authority.

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



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Unit 6, Tweeddale Buildings, High Street
Fort William PH33 6EU





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