



Prime Town Centre Location

Retail unit with Full Class 3 Consent

Rear Car Parking

Rent: O/O £35,000pa

Ground 1,500 sq ft / Basement 1,260 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 full extraction.

The ground floor provides open plan accommodation with customer WC's. The basement is used for storage accommodation, staff/office facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,500 sq ft / 139.4 sqm

Basement: 1,260 sq ft / 117.06 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: £23,250

UBR (2023/24): £0.498

Rates Payable: £11,578.50pa

Planning

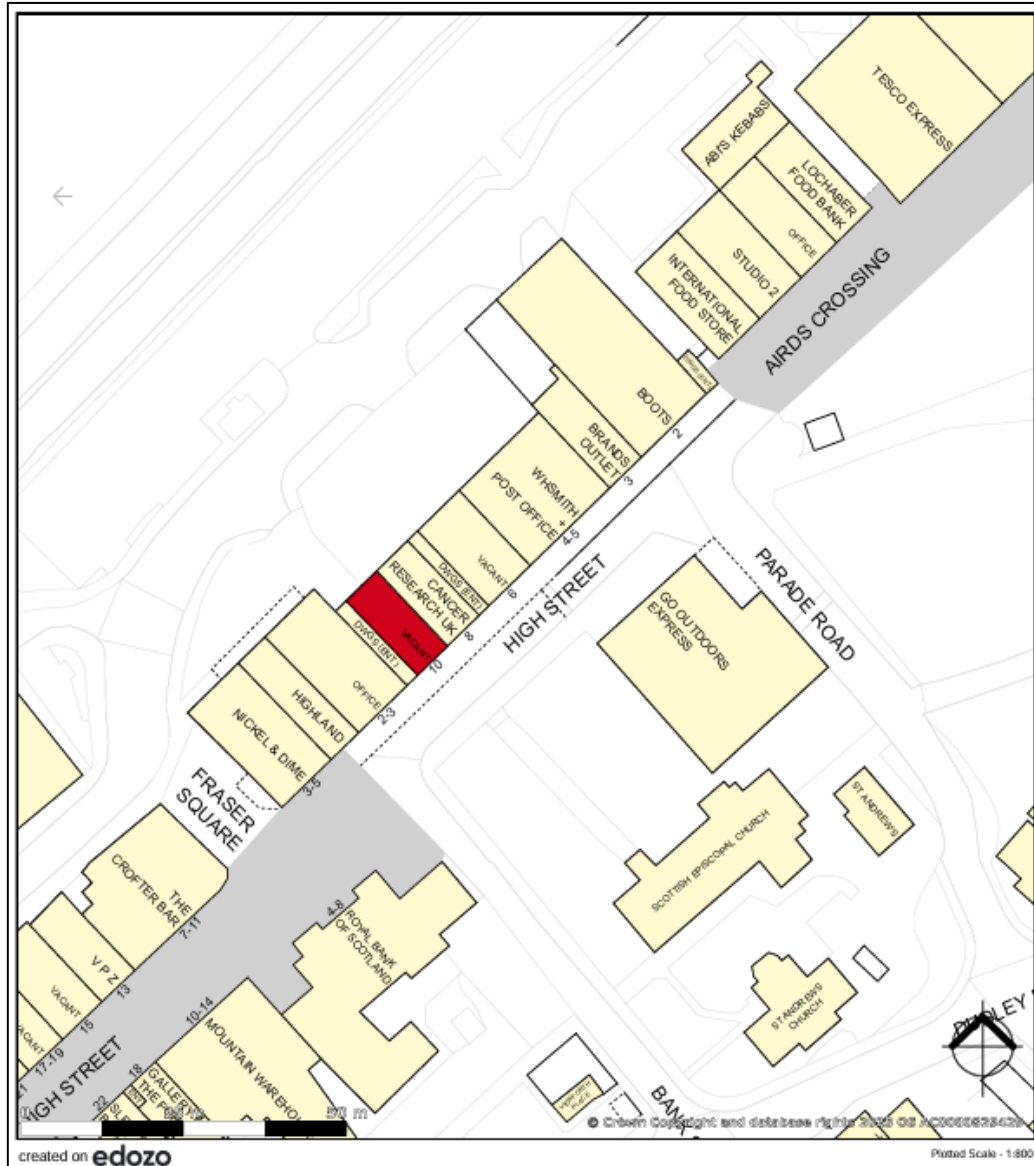
The premises benefit from Class 1a and 3 consent and therefore can be used for retail, office and restaurant use. Interested parties are advised to speak directly to the Local Planning Authority.

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

Andrew Britton
T. 07990 505 421
E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers



must satisfy themselves by inspection or otherwise.





BRITTON
PROPERTY

To Let/May Sell

Unit 9, Tweedale Buildings, High Street
Fort William PH33 6EU

