

# TO LET/ MAY SELL

RETAIL/OFFICE

MAY SUIT VARIOUS USES, STP

LEASE: OFFERS OVER £35,000 PA  
SALE PRICE: ON APPLICATION

SITE AREA:  
GROUND: 1,280 SQ FT  
BASEMENT: 424 SQ FT

LOCATED IN A 100% PRIME SECTION  
OF HIGH STREET

EASY ACCESS TO TRUNK ROADS

AMPLE REAR-SITE PARKING



WHAT 3 WORDS

## UNIT 6, TWEEDDALE BUILDINGS, HIGH STREET, FORT WILLIAM, PH33 6EU

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**Opportunity to acquire a retail/office unit in a popular location.**



FIND ON GOOGLE MAPS

### LOCATION

Fort William is the major town of the south-western Highlands of Scotland, sitting at the head of Loch Linnhe, a sea loch, and at the foot of Ben Nevis. The town is located 1-5 miles north of Glasgow, 50 miles north of Oban and 65 miles southwest of Inverness. Ben Nevis, the highest Mountain Range in the UK is the largest contribution in the West Highlands serving the commercial centre of Lochaber.

It has an immediate resident population of approximately 10,500 persons. The population often expands to several times this number through the winter and peak summer periods with visitors from all over the world coming to the area to experience the huge range of outdoor activities and sports available within the locality. Fort William is currently deemed the outdoor capital of the UK and further information can be obtained at [www.outdoorcapital.co.uk](http://www.outdoorcapital.co.uk). Activities available include; climbing, walking, cycling, mountain biking, golfing, skiing and various water sports.

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

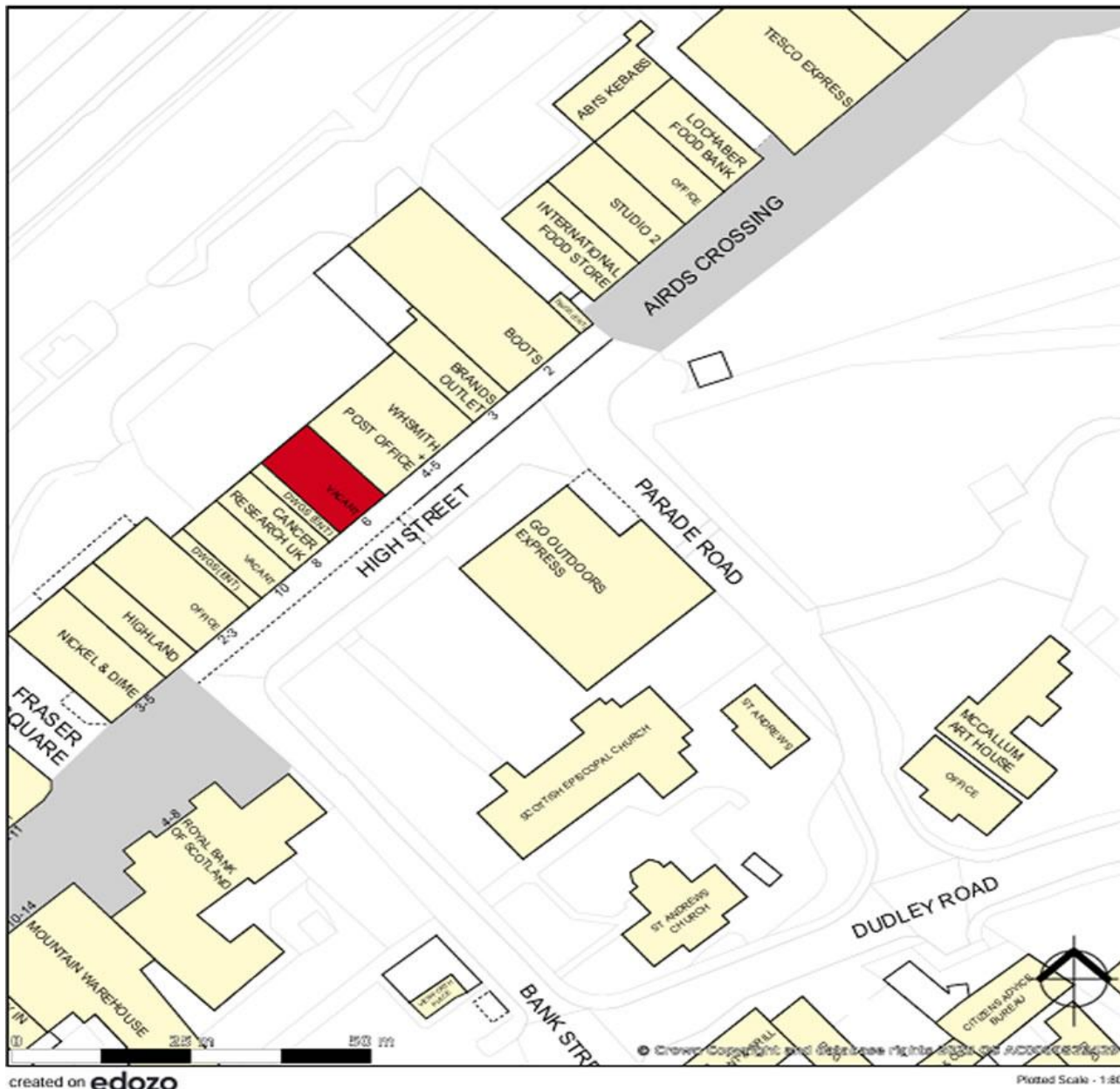
### DESCRIPTION

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

### FLOOR AREA

The approximate Net internal area is as follows:-

REF.	M <sup>2</sup>	F <sup>2</sup>
Ground	118.92	1,280
Basement	39.39	424
<b>TOTAL</b>	<b>158.31</b>	<b>1,704</b>



## SERVICES

Mains water and electricity. Drainage is to the public sewer system.

## RATEABLE VALUE

The property is listed on the Assessor's Valuation Roll as follows:-

Bank – NAV/RV £19,750

## 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

The Energy Performance Certificate and Recommendation Report will be made available to interested parties on request.

## TENURE

There is no service charge system in place.

## LEASE

Rent from: £35,000 per annum

## SALE TERMS

Our client may consider a sale with heritable interest, price available on application.

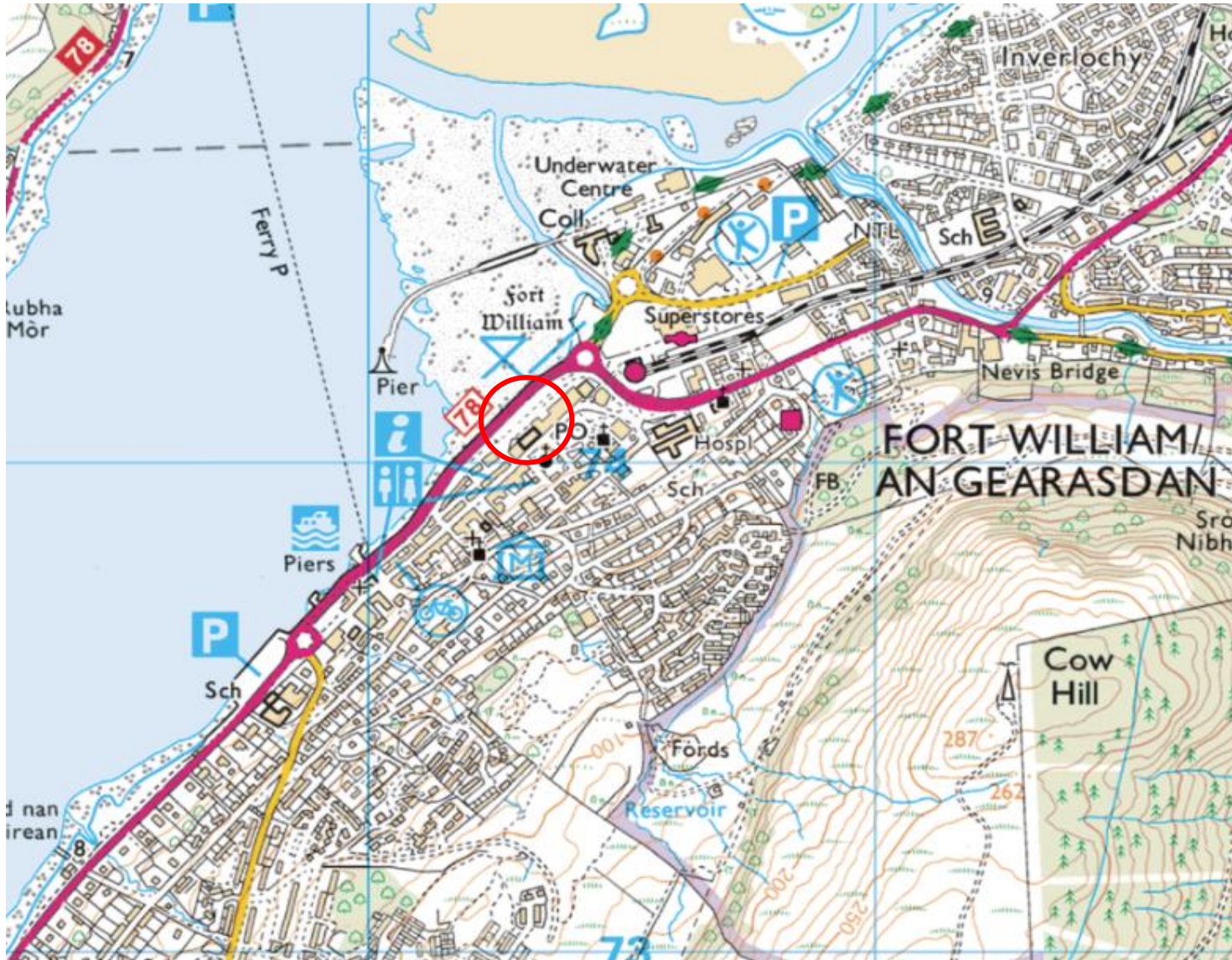
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

## ENTRY

The subjects are available on a new FRI lease.





## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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