

# TO LET

## MODERN DRIVE-THRU OPPORTUNITY

STANDALONE UNIT  
(FORMER KFC)

PRIME LOCATION WITH PROFILE  
TO NORTH ROAD (A82)

EXTENDS TO 260.13 M<sup>2</sup> (2,800 FT<sup>2</sup>)

27No. ON SITE PARKING SPACES

SUITABLE FOR VARIOUS USES,  
SUBJECT TO PLANNING

RENT: £85,000 PER ANNUM



GOOGLE MAPS



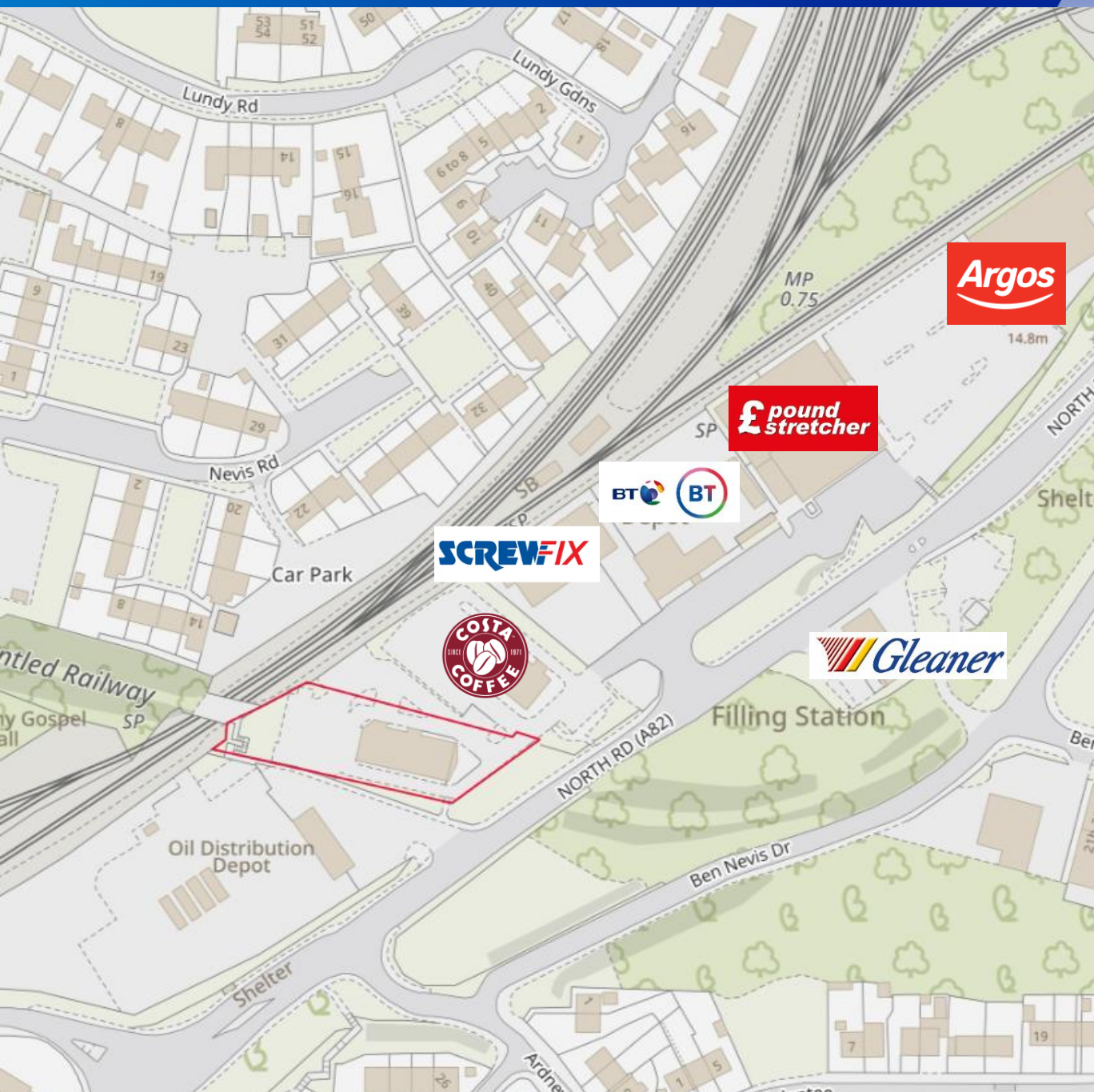
WHAT 3 WORDS

## NEVIS SQUARE, NORTH ROAD, FORT WILLIAM, PH33 6PP

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## LOCATION

Fort William is the main commercial and administrative hub for the western Highlands, with a population of approximately 10,500. This increases substantially during peak tourist seasons, driven by visitors drawn to Ben Nevis, the Nevis Range ski resort, the West Highland Way, Loch Linnhe, and other outdoor attractions.

The Drive Thru occupies a prominent roadside position on the A82 North Road – the primary route through Fort William – and sits immediately adjacent to Costa. Nearby occupiers include M&S Foodhall, Aldi, Home Bargains, Argos, and Poundstretcher, with additional trade operators such as Screwfix and Travis Perkins. The area also supports a range of hotels and visitor accommodation.

Fort William is well connected via the West Highland railway and regular bus services to Glasgow, Inverness, and surrounding towns.

## DESCRIPTION

The subjects comprise a modern, high-quality Drive Thru unit extending to approximately 2,800 sq ft (260.13 m<sup>2</sup>), purpose-built for food and beverage operators. It includes a dedicated drive-thru lane, a well-planned internal layout, and service yard provision to support high-volume trade.

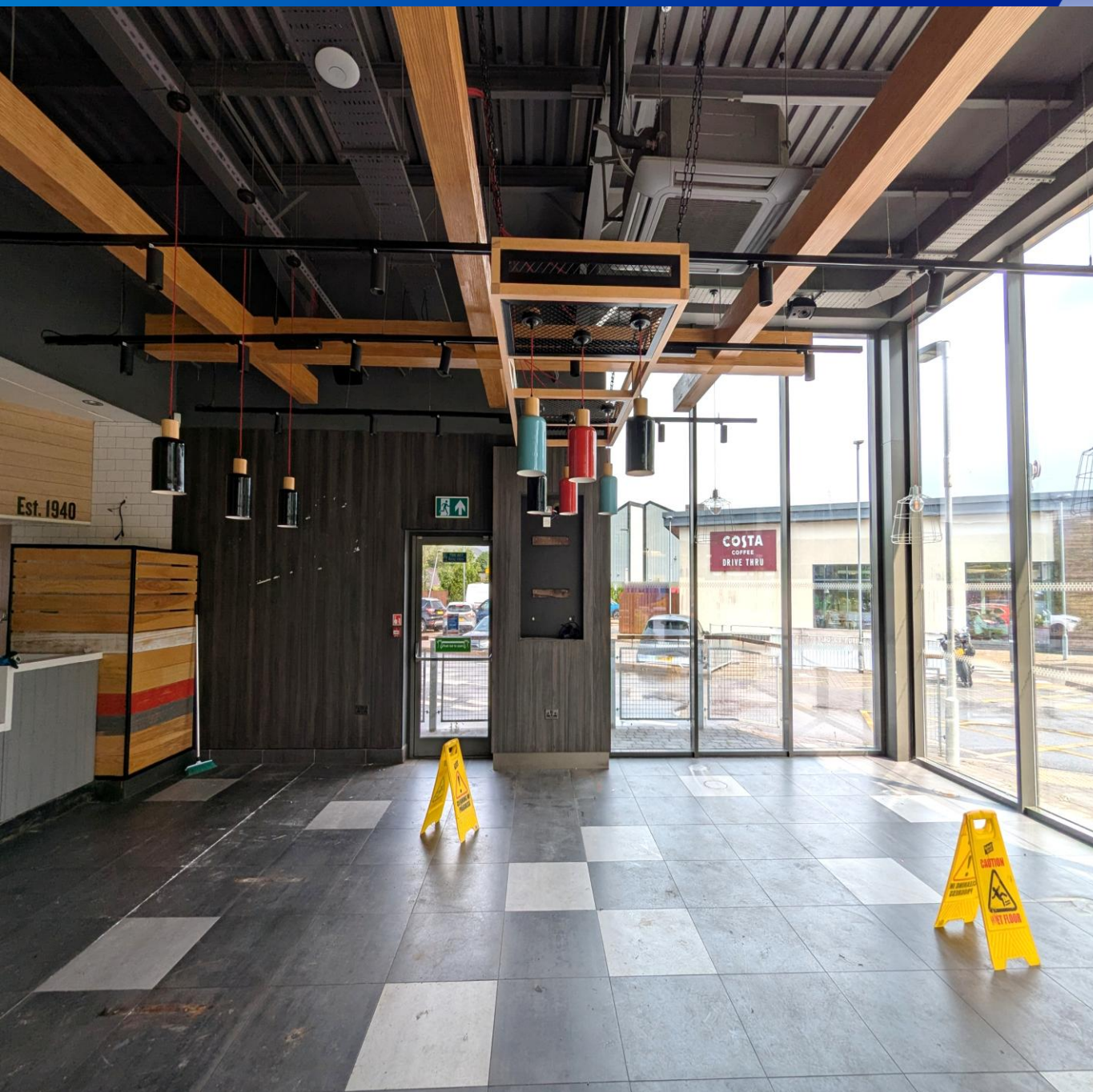
The site offers 27 customer parking spaces (including accessible bays), attractively landscaped surroundings, and a prominent roadside totem sign with strong visibility to traffic on the A82.

Constructed to a high modern standard, the unit provides a flexible layout, contemporary finish, and all infrastructure expected by national operators. Its strategic roadside setting, co-location with major brands, and strong access make it a rarely available opportunity in the Fort William market.

## FLOOR AREA

The approximate gross internal area extends to 260.13 m<sup>2</sup> (2,800 ft<sup>2</sup>).





### SERVICES

The property is connected to mains water and electricity, with drainage to the public sewer.

### RATEABLE VALUE

The property is entered in the Valuation Roll as follows:

Restaurant | 01-APR-23 | NAV/RV: £102,000

Indicative rates payable (2025/26): £57,936.

A new occupier can appeal the Rateable Value following a change of occupation.

### EPC

The EPC and Recommendation Report can be provided on request.

### PLANNING

The property is ideally suited to continued use as a Drive Thru but offers potential for a range of alternative roadside uses, subject to planning. Its prominent frontage, excellent visibility, and dedicated parking make it attractive to retail, leisure, and service operators.

### LEASE TERMS

The subjects are available on a new Full Repairing and Insuring (FRI) lease at a rent of £85,000 per annum, exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

In the usual manner, the ingoing tenant or purchaser will be responsible for Land and Buildings Transaction Tax (LBTT), Registration Dues, and any VAT applicable.





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## Get in Touch

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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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