

TO LET / MAY SELL

INDUSTRIAL

STANDALONE UNIT
WITH YARD & PARKING

WELL-ESTABLISHED
TRADING LOCATION WITHIN
BEN NEVIS INDUSTRIAL ESTATE

EASY ACCESS TO
A82 TRUNK ROAD

FLOOR AREA: 204 M² (2,193 FT²)

SITE AREA: 0.19 ACRES

QUALIFIES FOR 100%
SMALL BUSINESS RATES RELIEF

MAY SUIT VARIOUS USES (STP)

RENT: £22,000 PER ANNUM

SALE PRICE: £275,000



WHAT 3 WORDS

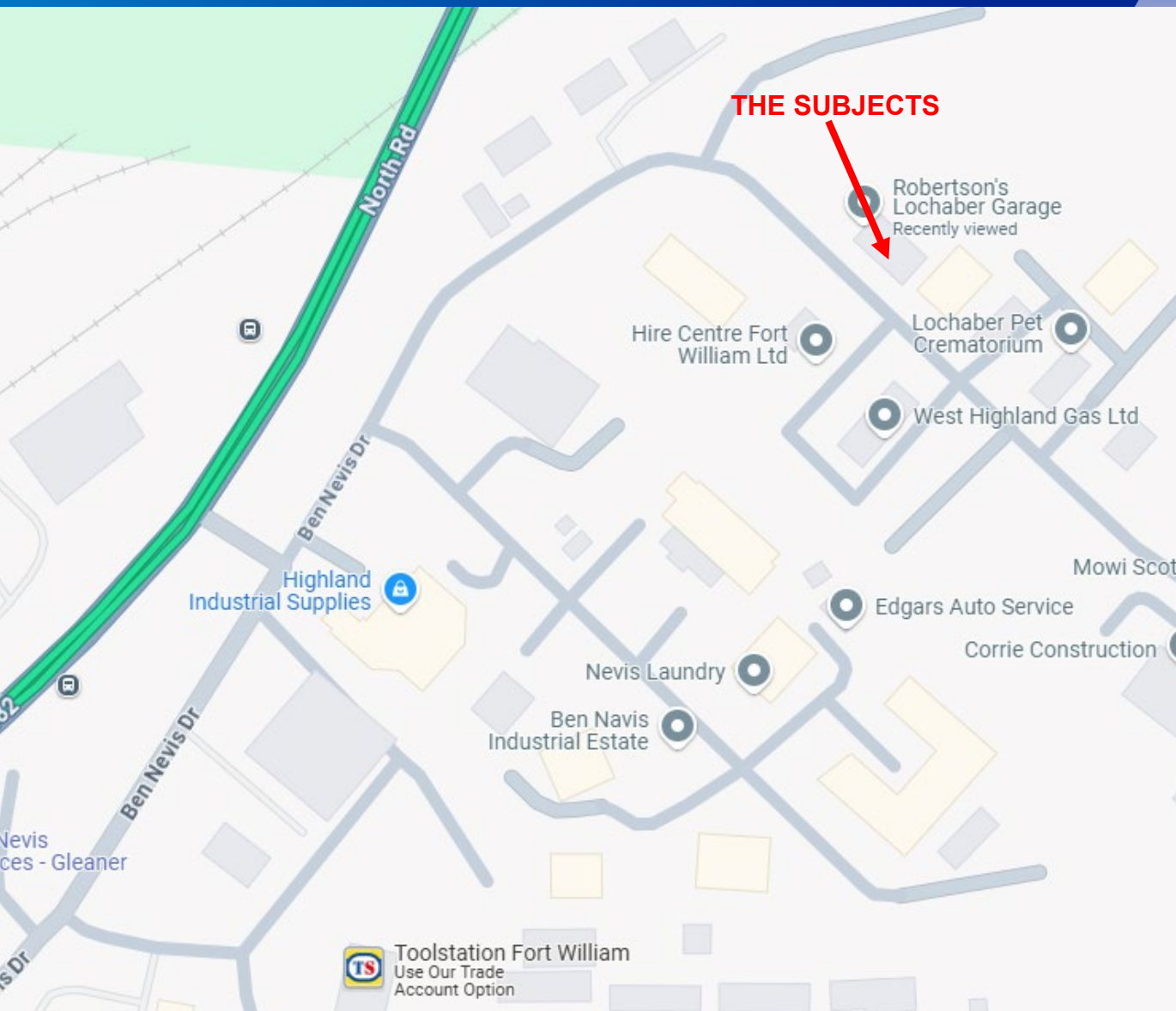


VIDEO TOUR

**UNIT 38, BEN NEVIS DRIVE, BEN NEVIS INDUSTRIAL ESTATE,
FORT WILLIAM, PH33 6PR**

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LOCATION

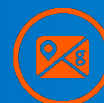
Fort William is the largest town in the western Highlands benefiting from strong tourist numbers and is the commercial and administrative centre for Lochaber. The town is located approximately 112 miles to the northwest of Glasgow, 68 miles to the southwest of Inverness and 44 miles to the northeast of Oban.

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. Activities available include; climbing, walking, cycling, mountain biking, golfing, skiing and various water sports.

Nearby tourist attractions include Ben Nevis, the highest mountain in the United Kingdom which itself attracts over 400,000 visitors per annum, the West Highland Way which is walked by 70,000 people annually, the Great Glen Way, the Nevis Ski range and the Caledonian Canal and Loch Linnhe. The town also regularly hosts the Mountain Bike World Cup which attracts over 40,000 people and the annual Caledonian Challenge attracting a large number of walkers.

Unit 38 Ben Nevis Drive occupies an excellent trading location within Ben Nevis Industrial Estate which is a well-established industrial area located just north of the town, providing a range of business services and facilities. The estate is known for its diverse mix of both national and local businesses and is accessible to a variety of industries. Occupiers on the estate include Highland Industrial Supplies, Travis Perkins, Tool Station, G Welding Ltd, Lochaber Laundry Ltd and Corrie Construction Ltd.

**Standalone Garage/Workshop
Plus Secure Yard**



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a standalone workshop/vehicle repair unit with a reception office, staff welfare facilities plus storage set within a secure and gated yard area. The building is of steel portal frame construction with concrete block walls rendered externally under a pitched metal sheet clad roof built to an eaves height of 2.96m rising to 4.37m at the apex. There is a lean-to store on the rear gable of the building of block wall construction under a timber rafter roof clad with translucent sheets. There are 3 vehicle access metal roller doors on the northern elevation of the building each approx. 3m high x 3m wide. The property benefits from a 3-phase electricity supply.

The building has adequate on-site parking and sits within an enclosed site with a mix of perimeter fencing comprising metal palisade, concrete post/ wire-mesh and slatted timber. There are double access gates leading into the yard. The site is hardcore surfaced and extends to a total area of circa 0.19 acres (777 m²).

FLOOR AREAS

Accommodation	M ²	FT ²
Ground Floor Entrance, Reception/Office, Staff Kitchen & Staff Toilets.	24.26	261.18
Ground Floor – Main Workshop	127.62	1,373.68
Ground Floor – Rear Store	29.43	316.78
First Floor – Mezzanine Storage	22.40	241.12
Total:	203.72	2,192.76



PLANNING

The subjects have most recently been operated as a vehicle repair and maintenance garage. This use could continue or alternatively the unit may suit a range of uses subject to securing the appropriate planning use consent.

RATEABLE VALUE

The property is currently listed on the Assessor's portal with a NAV/RV of £12,000.

The unit currently qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

Details are available on request.

LEASE

The property is available "To Let" on Flexible lease terms for a period to be agreed at a rental of £22,000 per annum, exclusive of VAT.

Please discuss any proposals with the marketing agents.

SALE

Our client's heritable interest is available with the benefit of vacant possession. A sale price of £275,000, exclusive of VAT is sought.

VAT

The property is elected for the purposes of VAT and therefore VAT will apply to any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. The purchaser/tenant will be responsible for LBTT, Registration Dues and VAT thereon.

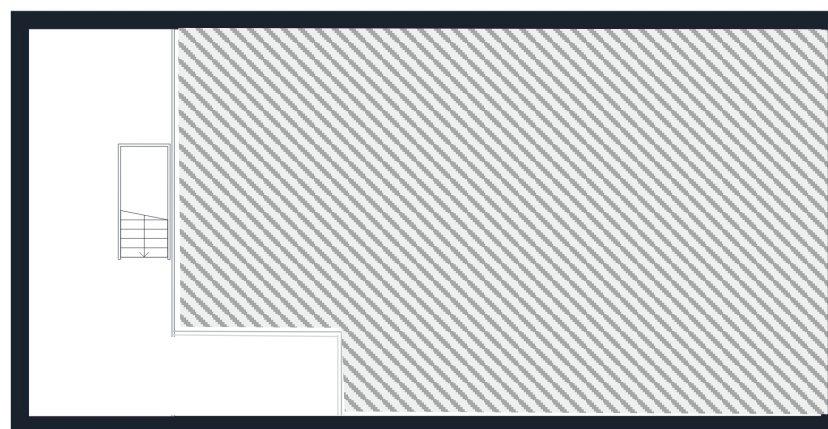




Ground Floor



First Floor - Mezzanine





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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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