

TO LET

Airds Crossing, 2 High Street
Fort William PH33 6EU

- ▶ Prime retail unit
- ▶ Class 1 planning consent
- ▶ 14,998 sq ft
- ▶ Rent £95,000 pa



LOCATION

Fort William is the largest town in the West Highlands and is considered to be the commercial centre on the Scottish Highlands. The A82 trunk road connects Fort William with Inverness to the north east, and the town of Oban to the south west. Train and bus services offer greater accessibility to the rest of the country.

With some of the finest scenery in the country, the town is a popular destination for tourists. Activities such as hill walking, climbing, cycling, mountain biking, golf and a variety of water sports are available to both visitors and locals.

The subject property is part of the Airds Crossing Retail parade along with other occupiers including **Tesco Metro, TSB Bank, WH Smith, Semi-Chem, Boots** and **Nevisport**.

ACCOMMODATION

The unit occupies the ground and first floor and extends to the following approximate NIA:

GROUND	13,166 SQ FT	1,221.3 SQ M
FIRST	1,832 SQ FT	170.2 SQ M
TOTAL	14,998 SQ FT	1,391.5 SQ M

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£95,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£77,000**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£39,347**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

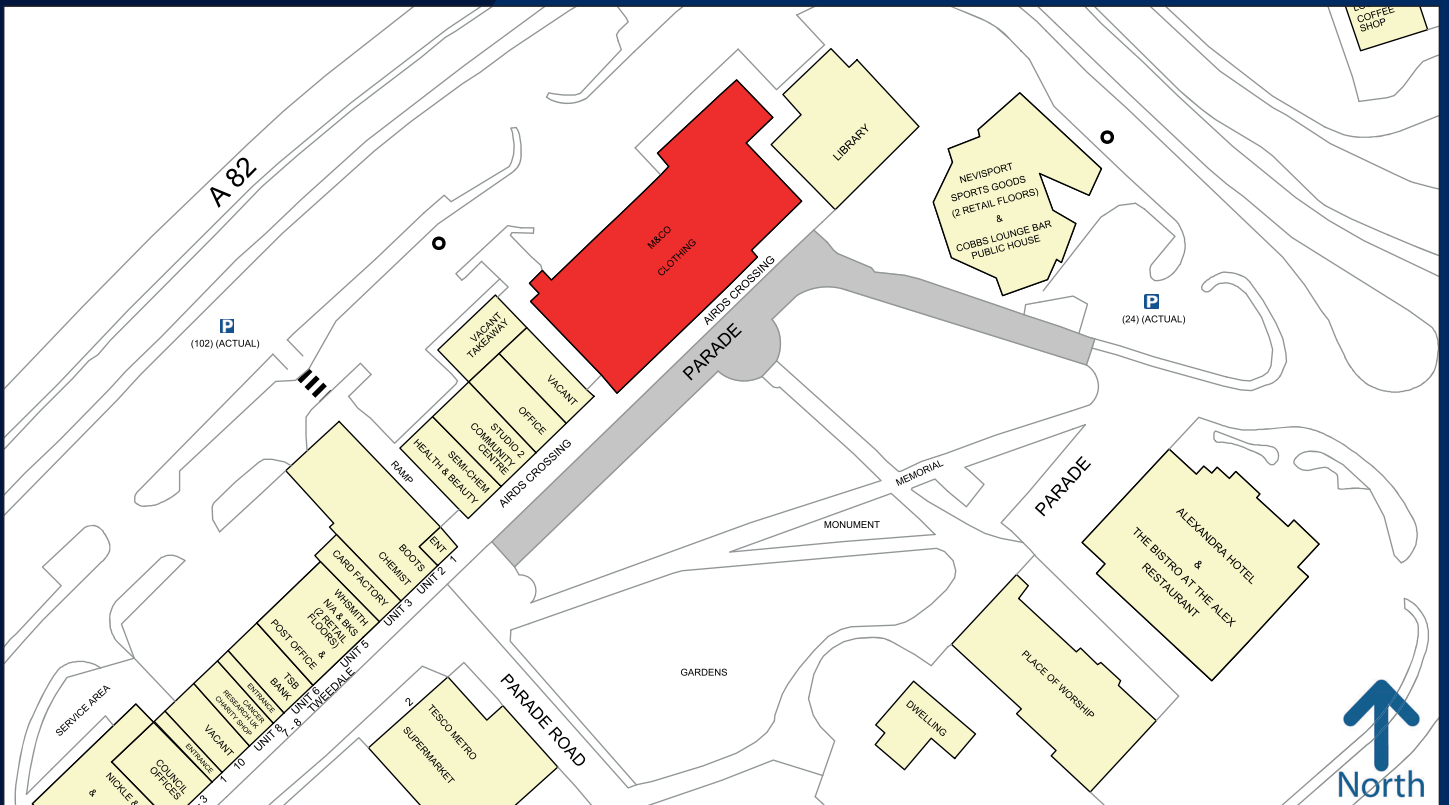
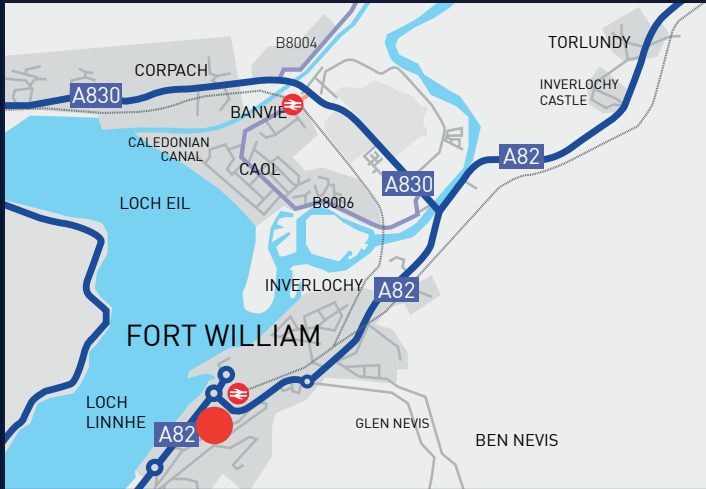
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



Alastair Rowe
arowe@eyco.co.uk
07747 747 280
0131 558 5140



Callum Keane
ckeane@eyco.co.uk
07714 569 190
0131 558 5107

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