



TO LET

13 High Street
Fort William PH33 6DH

- Shop unit
- Located at the Gateway to Ben Nevis
- 1,769 sq ft
- Rent £25,000 pa

Location

Fort William is the largest town in the West Highlands with a catchment population in the region of 20,000 people. The town enjoys a prosperous tourist trade throughout the year. Fort William is easily accessible by car on the A82 and A86 approximately 105 miles from Glasgow and 65 miles from Inverness. There is also access to the rail network from Fort William railway station and the West Highland line providing regular services to Glasgow and Mallaig.

The High Street forms the principal retail focus in the town and the subjects are situated on the north end of the High Street with nearby occupiers including **Boots, Mountain Warehouse, Trespass** and **Tesco**.

Accommodation

The subjects comprise a prominent retail unit arranged over the ground and basement floors. We calculate the unit extends to the following approximate net areas:

Ground Floor Sales	918 sq ft	(85.28 sq m)
Ground Floor Stock	37 sq ft	(3.47 sq m)
Basement Staff/Store	814 sq ft	(75.6 sq m)
Total NIA	1,769 sq ft	(164.3 sq m)

Lease

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

Rent

Offers of **£25,000 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 2017 is **£15,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£7,595**.

The subjects may be eligible for 25% rates relief through the Small Business Bonus Scheme, subject to conditions.

Energy Performance Certificate

EPC Rating = D

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

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

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Get in touch



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