

lot 12

**Stob Ban House, Glen Nevis Business Park
Fort William, Highland PH33 6RX**

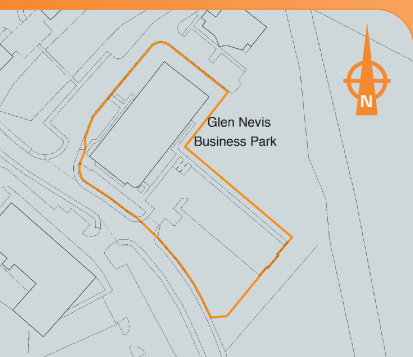
Rent
£78,800
per annum
exclusive
rising
annually to
£93,800 p.a.
by 2017 (3)

Heritable Office Investment

- Let to Marine Harvest (Scotland) Limited
- Annual fixed increases
- Established business park location with direct access to the A82 trunk road
- Nearby occupiers include Lochaber Mountain Rescue and Northern Engineering & Welding Company Ltd



On behalf of



Location

Miles: 64 miles south-west of Inverness
Roads: A82, A830
Rail: Fort William (3 hours 45 mins to Glasgow Queen Street)
Air: Inverness Airport (75 miles north)

Situation

Fort William is the largest town in the west highlands of Scotland and the commercial centre of the Lochaber area. Glen Nevis Business Park is adjacent to the northerly approach into Fort William with excellent road links to Inverness and the north, together with Oban, Glasgow and the south. The property is situated in Glen Nevis Business Park, directly accessed from the A82 trunk road. Glen Nevis Business Park was developed by Highland and Island Enterprise as an office location and is now fully let with occupiers including Highland Industrial Supplies, Lochaber Glass and Glazing, and Corrie Construction.

Description

The property comprises a purpose built office building on ground floor. The accommodation benefits from raised access floors, perimeter heating and double glazing, and approximately 75 car parking spaces.

Tenure

Heritable (Scottish Equivalent of Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Office	1,024.7 sq m (11,030 sq ft)	MARINE HARVEST (SCOTLAND) LIMITED (1)	5 years from 23/12/2014 on full repairing and insuring terms (2)	£78,800	Annual fixed rental increases (3)
Totals					£78,800 rising annually to £93,800 p.a. by 2017 (3)	

- (1) Established over 50 years ago, Marine Harvest is now the world's largest supplier of farmed Atlantic Salmon - satisfying one fifth of global demand. The company employ over 11,700 people in over 24 countries. (Source: www.marineharvest.com 20/09/2015). For the year to 31st December 2013 Marine Harvest (Scotland) Limited reported a turnover of £216,492,000, pre tax profit of £62,263,000 and a net worth of £103,077,000 (Source: Experian Group 21/07/2015)
- (2) The lease provides a tenant break option on the third anniversary of the date of entry subject to a £10,000 (exclusive of VAT) penalty payable by the Tenant to the Landlord.
- (3) The current rent under the terms of the lease is £73,800 p.a.x. The lease provides fixed annual rental increases to £78,800 in December 2015, £83,800 p.a. in December 2016 and £93,800 in December 2017. The seller has agreed to adjust the completion monies so that the unit will effectively produce £78,800 p.a.x. from completion of the sale.

For further details please contact:

Mhairi Jarvis
Tel: +44 (0)131 552 5191.
Email: mhairi.jarvis@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Graham and Sibbald
4 Ardross Street, Inverness IV3 5NN.
Tel: +44 (0)1463 236977.
Email: kennymckenzie@g-s.co.uk
Ref: Kenny Mckenzie.



Seller's Solicitors:

Ledingham Chalmers LLP
Kintail House, Beechwood Business Park,
Inverness IV2 3BW.
Tel: +44 (0)1463 667400.
Email: rachael.mackay@ledinghamchalmers.com
Ref: Rachael Mackay.