

# lot 57

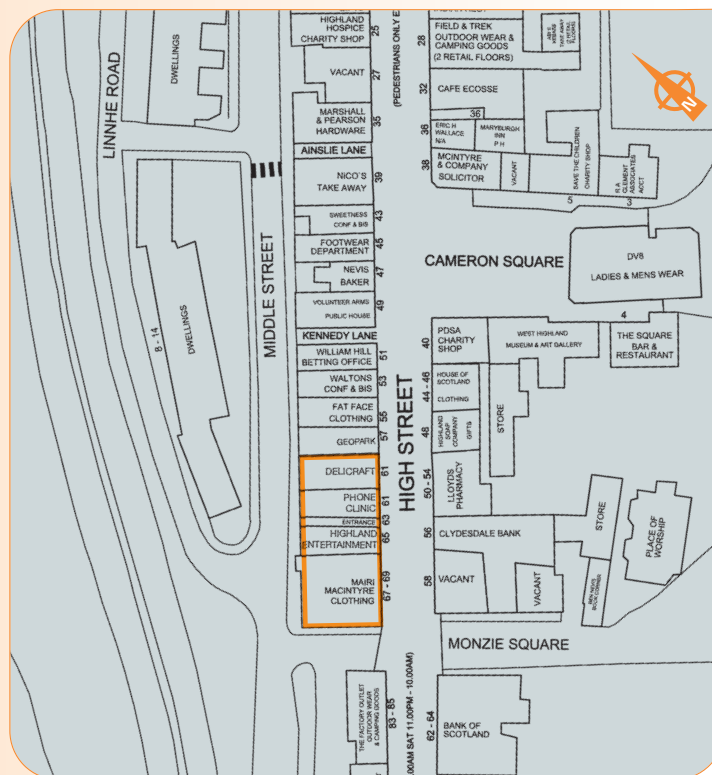
## 61-67 High Street Fort William, Highland PH33 6DH

Rent  
£65,500  
p.a.x. (see  
footnote 3)

### Heritable Retail Parade Investment

- Four shops let to tenants including The Edinburgh Woollen Mill Limited
- Re-gearred and renewed Edinburgh Woollen Mill lease at re-based rent
- All shops let on new leases from 2015
- Prominent location on the pedestrianised High Street
- Nearby occupiers include Costa Coffee, Bank of Scotland, Lloyds Pharmacy, Superdrug and William Hill
- Popular tourist town close to Ben Nevis





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£65,500  
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footnote 3)

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**Location**

Miles: 64 miles south-west of Inverness  
105 miles north of Glasgow  
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, with a resident population of approximately 10,000 and is the commercial centre of Lochaber. The town is a popular tourist destination throughout the winter and summer with its proximity to Ben Nevis and Glencoe. The town has now hosted the Mountain Bike World Cup 11 times, attracting over 40,000 people a year. The subject property is located on the western side of the pedestrianised High Street with the Mairi McIntyre shop benefiting from a return frontage onto Monzie Square. Nearby occupiers include Fat Face, Costa, Superdrug and Bank of Scotland.

**Description**

The subjects comprise an unbroken parade of four retail units arranged on the ground floor and basement, forming part of a larger building. The shops all benefit from a frontage onto High Street, with the Mairi McIntyre (Edinburgh Woollen Mill) shop benefiting from return frontage towards Station Square.

**VAT**

VAT will be applicable to this lot.

**Six week completion available**

**Viewings**

Please contact Mhairi Jarvis on the contact details below.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Review/ (Reversion)
61 High Street	Ground	Retail	64.29 sq m (692 sq ft)	<b>I. KENNEY (t/a Delicraft)</b>	10 years from 02/04/2015 (1)	£12,500	02/04/2020 (01/04/2025)
63 High Street (also known as 61a High Street)	Ground	Retail	43.66 sq m (470 sq ft)	<b>PHONECLINIC4U LIMITED (2)</b>	5 years from 01/12/2015	£8,000 (3)	(30/11/2020)
65 High Street	Ground	Retail	38.55 sq m (415 sq ft)	<b>B.E. BELTON (t/a Highlands Entertainment)</b>	5 years from 18/02/2015 (4)	£10,000 (3)	(17/02/2020)
67 High Street	Ground Basement	Retail Ancillary	184.09 sq m (1,982 sq ft) 105.66 sq m (1,137 sq ft)	<b>THE EDINBURGH WOOLLEN MILL LIMITED t/a Mairi McIntyre (5)</b>	10 years from 01/09/2015 (5)	£35,000	01/09/2020 (31/08/2025)
<b>TOTAL</b>			<b>436.25 sq m (4,696 sq ft)</b>			<b>£65,500</b>	

- (1) The lease is subject to a tenant break option on 02/04/2020, subject to 6 months' notice.
- (2) A rental deposit of £3,000 is held. The property has been sublet.
- (3) The current contracted rent for Phoneclinic4U Limited is £4,670 per annum rising to £8,000 per annum on 01/12/2016. The current contracted rent for B.E Belton is £8,000 per annum rising to £10,000 per annum on 18/02/2017. The vendor has agreed to adjust the completion monies so that the property will effectively produce a total of £65,500 p.a.x. from completion of the sale.
- (4) The lease is subject to a tenant break option on 28/02/2017 on 3 months notice. If the break option is not served, the landlord will pay the tenant £1,000.
- (5) For the year ending 28th February 2015 The Edinburgh Woollen Mill Limited reported a turnover of £166,230,000, a pre-tax profit of £24,938,000 and a net worth of £125,599,000 (Source: riskdisk.com 12/09/2016). Edinburgh Woollen Mill have 265 mainstream high street stores, 88 speciality tourist shops and 27 destination sites in the UK (Source: www.ewm.co.uk 15/09/2016). The lease is subject to a tenant break option on 31/08/2020, on 6 months notice. If the break option is exercised, a penalty of £5,000 will be paid by the tenant.

**For further details please contact:**  
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