

Lot 78

£10,000 per annum
exclusive

17-19 High Street,
Fort William, Highland PH33 6DH

Heritable Retail Investment



Key Details

- Popular tourist destination close to Ben Nevis and Glencoe
- Prominent pedestrianised town centre location
- Nearby occupiers include Boots, WH Smith, Tesco Metro, Edinburgh Woollen Mill and branches of TSB and RBS banks

Location

Miles: 64 miles south-west of Inverness
105 miles north-west of Glasgow
Roads: A82, A830
Rail: Fort William Railway Station
Air: Inverness Airport

Situation

Fort William is the largest town in the West Highlands and is a popular tourist destination year round, due to its proximity to Ben Nevis and Glencoe. The property is prominently situated in the heart of the town centre, on the western side of the pedestrianised High Street, and benefits from a substantial public car park being located within close proximity. Nearby occupiers include Boots, WH Smith, Tesco Metro, Edinburgh Woollen Mill and branches of TSB and RBS banks.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation in the basement and on first and second floors.

Tenure

Heritable (Scottish equivalent of English Freehold).

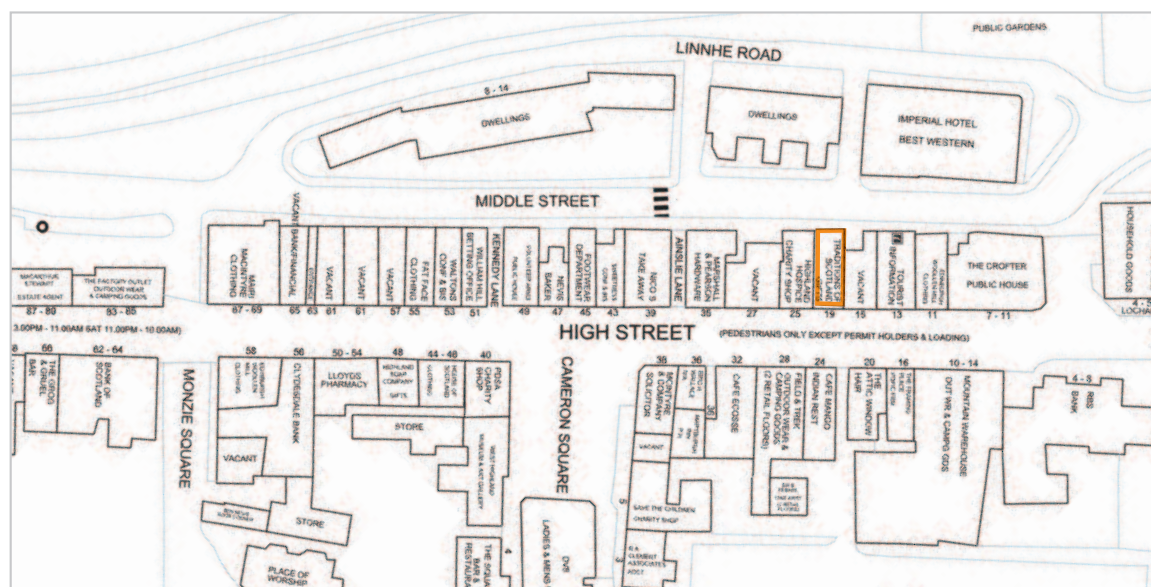
VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	65.60 sq m (706 sq ft)	FORT WILLIAM	5 years from 29/06/2015	£10,000	28/06/2020
Basement	Ancillary	43.68 sq m (470 sq ft)	FRANCHISE SITE 1 (1)			
First	Ancillary	42.15 sq m (453 sq ft)	LIMITED t/a Henry's			
Second	Ancillary	23.74 sq m (256 sq ft)	Luxury Fudge Shop			
Total		175.17 sq m (1,885 sq ft)			£10,000	

(1) The lease provides a tenant option to purchase the freehold of the property for £125,000. Please refer to the legal pack for further information.



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