

Lot 27

£14,000 per annum
exclusive

93 High Street, Fort William, Highland PH33 6DG

Heritable Retail Investment



Key Details

- Let to Highland Industries Limited (t/a The Whisky Shop)
- Lease extension for further 5 years from June 2016
- Popular tourist destination close to Ben Nevis and Glencoe
- Prominent pedestrianised town centre location
- Nearby occupiers include Costa Coffee, British Heart Foundation, Superdrug and Bank of Scotland
- VAT-free Investment

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. Nearby occupiers include Costa Coffee, British Heart Foundation, Superdrug and Bank of Scotland, as well as a 60 bed Travelodge hotel.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation, forming part of a larger building. The property benefits from car parking for 2 cars at the rear.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

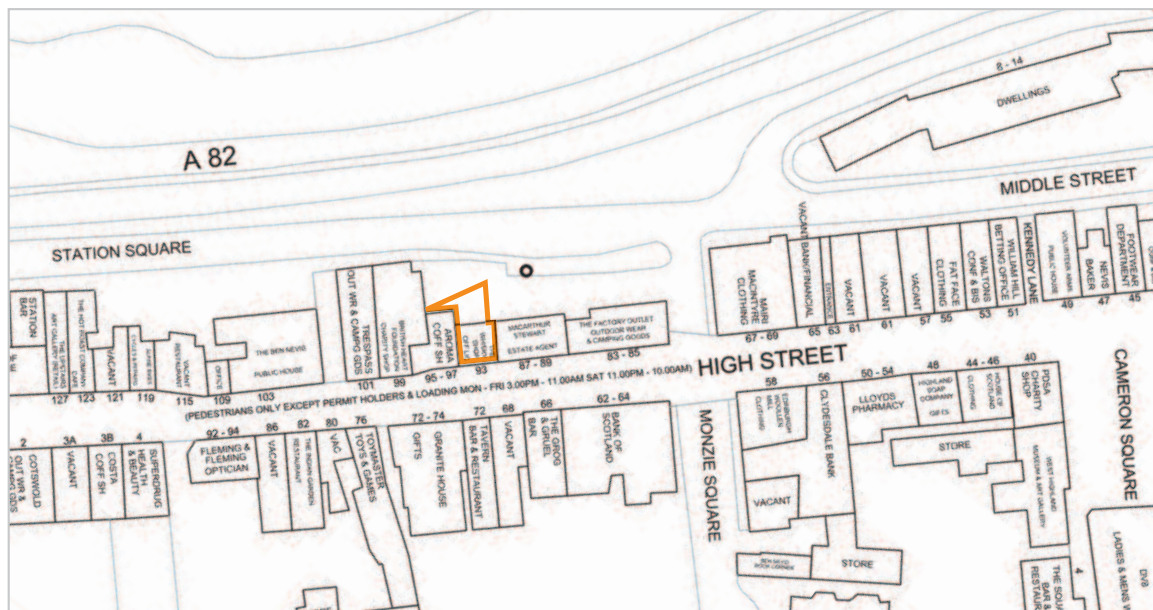
Six Week Completion



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	46.50 sq m	(501 sq ft)	HIGHLAND INDUSTRIES LIMITED t/a The Whisky Shop (1)	25 years from 24/06/1996 until 24/06/2021 (by way of lease extension) on a full repairing and insuring lease	£14,000
Basement	Ancillary	49.61 sq m	(534 sq ft)			
Total		96.11 sq m	(1,035 sq ft)			£14,000

(1) Highland Industries Limited are a subsidiary of Glenkeir Whiskies Limited who trade as The Whisky Shop. The Whisky Shop are specialist retailers of whiskies, other premium spirits and liqueurs and operate around 18 stores across the UK, including shops in London Piccadilly, Bath, Oxford, Guildford, Brighton and Edinburgh (Source: www.whiskyshop.com 01/09/2017).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

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

Seller's Solicitors: Aberdeen Considine
Paul Jennings
+44 (0)141 225 5425
pjennings@acandco.com