

# 28-30 & 32 High Street, Fort William, Highlands PH33 6AT

Heritable Retail Investment

**Lot 20**

£85,000 per annum  
exclusive, subject to  
note 4



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
28-30	Ground	Retail/Ancillary	173.91 sq m (1,872 sq ft)	SPORTSDIRECT.	10 years	£55,000	(16/09/2022)
	First	Ancillary	264.40 sq m (2,846 sq ft)	COM RETAIL	from		
	Second	Ancillary	100.15 sq m (1,078 sq ft)	LIMITED (1)	17/09/2012		
32	Ground	Retail/Ancillary	138.52 sq m (1,491 sq ft)	FORT WILLIAM	10 years	£30,000 (4)	03/08/2020
				FOOD CONCEPT	from		
				SITE 1 LIMITED	03/08/2015		
				with guarantee (2)	(3)		
				t/a Sports Direct			
				t/a Café Ecosse			
<b>Total</b>			<b>676.98 sq m (7,287 sq ft)</b>			<b>£85,000 (4)</b>	

(1) For the year ending 30th April 2017, Sportsdirect.com Retail Limited reported a turnover of £2,220,022,000, pre-tax profits of £177,097,000 and a total net worth of £1,273,500,000 (Source: Experian Group 25/4/2018).

(2) The property has been sublet.

(3) The lease is subject to a tenant option to determine on 3rd August 2020 subject to six months' prior written notice.

(4) The lease provides for fixed increases in rent. The current rent is £27,000 p.a.x. rising to £28,000 p.a.x. on 03/08/2018 and £30,000 p.a.x. on 03/08/2019. The seller has agreed to adjust the completion monies so that the unit will effectively produce £30,000 p.a.x. from completion of the sale. Additionally, the lease provides for an open market rent review on 03/08/2020.

(5) The seller is holding a £7,500 rent deposit.

## Key Details

- Let to tenants trading as Sports Direct and Café Ecosse
- Sports Direct have not exercised their 2018 break option
- Comprises two adjoining retail units
- Popular tourist destination close to Ben Nevis and Glencoe
- Prominent pedestrianised town centre location
- Nearby occupiers include Boots, WH Smith, Tesco Metro, Mountain Warehouse and Fat Face

## 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 all 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 east side of the pedestrianised High Street, and benefits from a substantial public car park located to the rear. Nearby occupiers include Boots, WH Smith, Tesco Metro, Mountain Warehouse and Fat Face.

## Description

The property comprises two adjoining units arranged to provide ground floor retail accommodation with ancillary accommodation on the first and second floors.

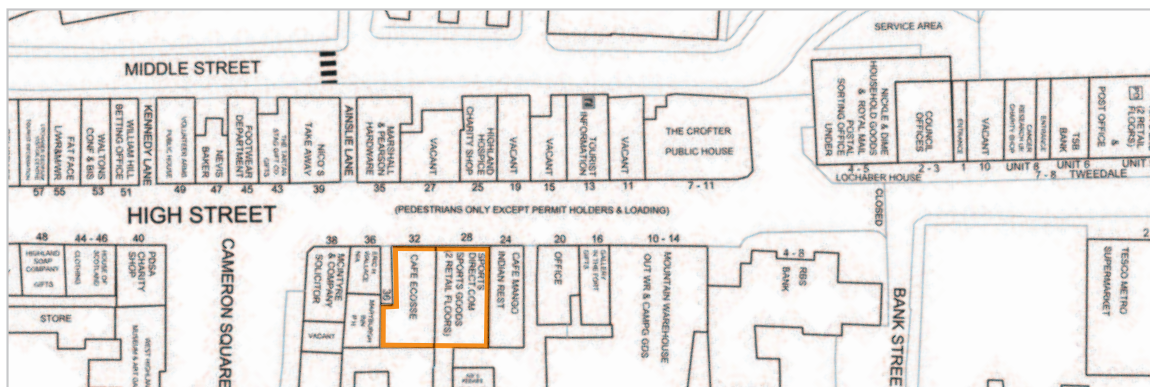
## Tenure

Heritable (Scottish equivalent of English Freehold).

## VAT

VAT is applicable to this lot.

## Six Week Completion



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