

Lot 38, 93 High Street, Fort William,

Highland PH33 6DG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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Property Information

Heritable Retail Investment

- Let to Highland Industries Limited (t/a The Whisky Shop)
- Tenant has been in occupation since 1996
- Lease extension until June 2027
- Popular tourist destination close to Ben Nevis and Glencoe
- Prominent pedestrianised town centre location
- Nearby occupiers include Costa Coffee, British Heart Foundation, Superdrug, Virgin Money and Lloyds Pharmacy
- VAT-free Investment

Lot

38

Auction

12/Jul/2022

Rent

£14,000 per Annum

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

64 miles south-west of Inverness
105 miles north-west of Glasgow
Roads A82, A830
Rail Fort William Railway Station
Air Inverness Airport (70 miles east)

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 Lloyds Pharmacy, Virgin Money, Costa Coffee, British Heart Foundation, Superdrug and Bank of Scotland, as well as a 60 bed Travelodge hotel.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

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

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Stock	46.50 sq m 49.61 sq m	(501 sq ft) (534 sq ft)	HIGHLAND INDUSTRIES LIMITED t/a The Whisky Shop (1)	31 years from 24/06/1996 until 24/06/2027 (by way of lease extension) on a full repairing and insuring lease	£14,000	
		96.11 sq m	(1,035 sq ft)			£14,000	

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Contacts

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September 2020