## **Highland PH33 6DG**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





**Heritable Retail Investment** 

www.acuitus.co.uk

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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

#### Rent

£14,000 per Annum

#### Sector

High Street Retail

### Auction

12/Jul/2022

#### **Status**

Available

#### **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. Scotish 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.

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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		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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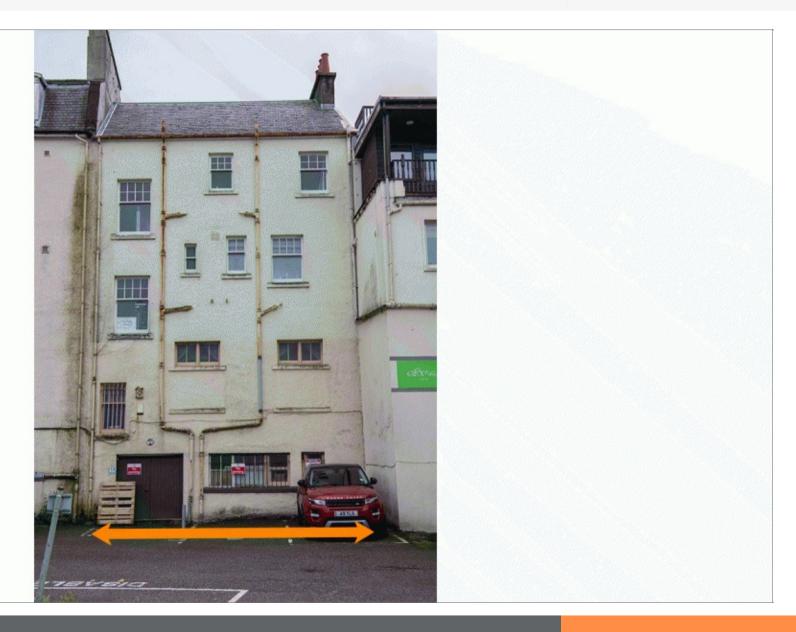
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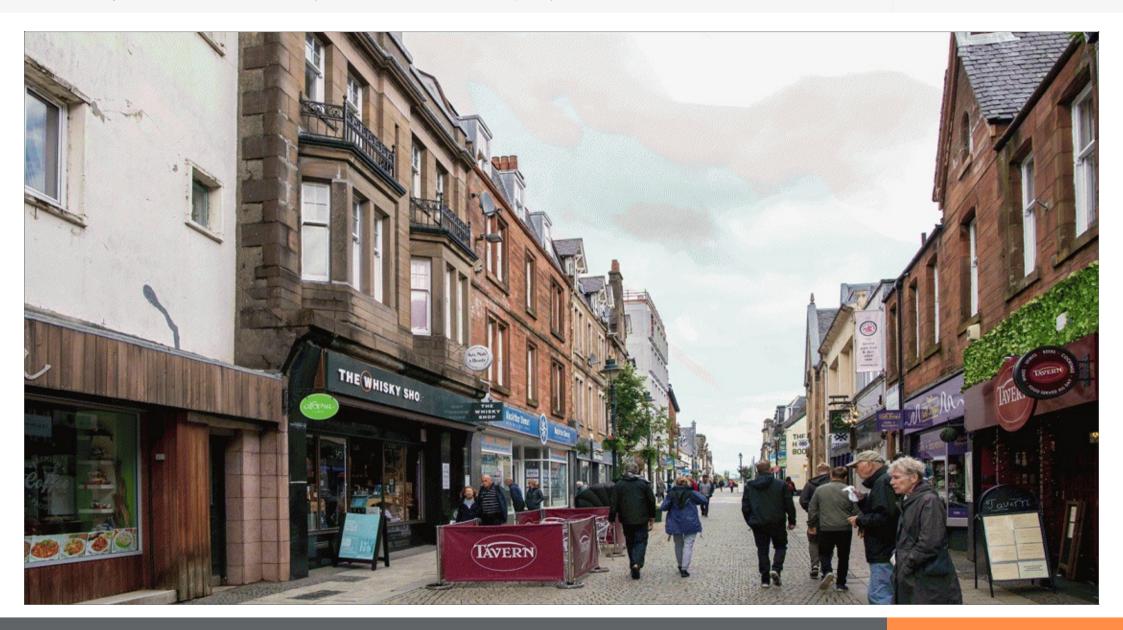




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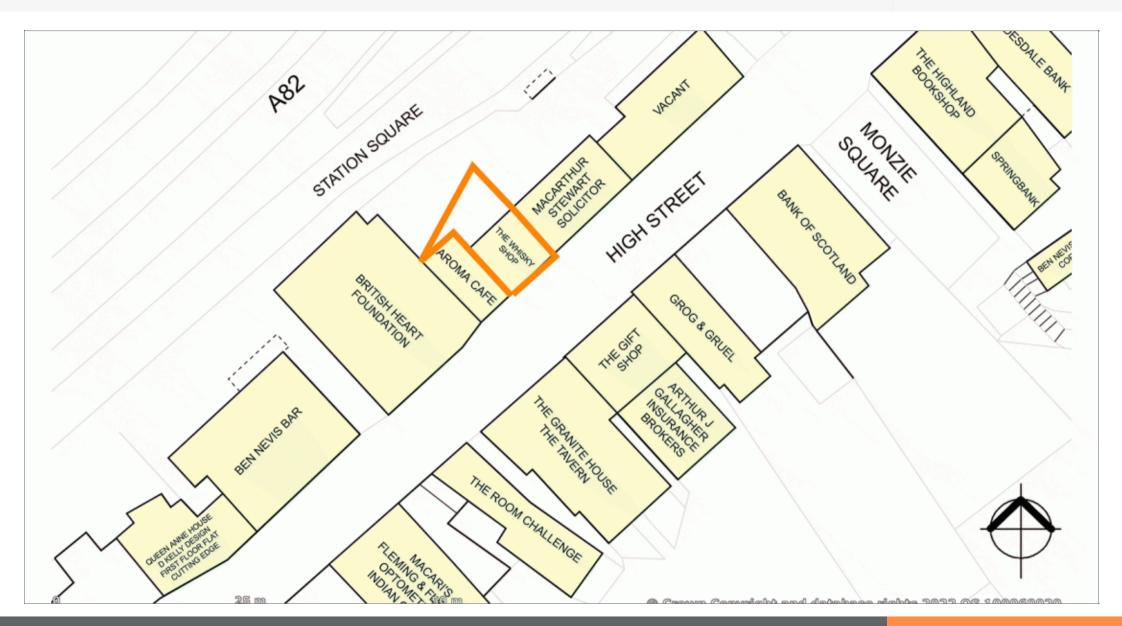




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#### **Contacts**

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