



TO LET (MAY SELL) – RETAIL UNIT

Fort William, 55A High Street



- LOCATED WITHIN PRIME RETAIL PITCH
- WELL CONFIGURED SPACE
- PROMINENT RETAIL UNIT

LOCATION

Fort William is the largest town in the Highlands with estimated catchment of 25,000 persons. However as a centre for hillwalking and climbing, its proximity to Ben Nevis, amongst other mountains, and as the start/end of the West Highland Way, it attracts approximately 500,000 tourists annually.

Furthermore, this area boasts the Nevis Range Ski Resort and is a major centre of world mountain biking in addition to a variety of outdoor pursuits.

The shop itself is located in the prime section of High Street where traders nearby include **Boots, WH Smith, Fat Face** and **Lloyds Pharmacy**.

DESCRIPTION

The property comprises a two storey retail unit of modern construction.

ACCOMMODATION

Net Frontage	17 ft 0 ins	5.20 m
Shop Depth	44 ft 6 ins	13.60 m
Ground Floor	757 sq ft	70.33 sq m
First Floor	712 sq ft	66.15 sq m
Total	1,469 sq ft	136.48 sq m

USE

Class 1 retail

FEU/HOLD DISPOSAL

Price on application.

TERMS

The premises are available on a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Rental offers in the region of **£12,500 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£22,000
Commercial Rate Pounding	£0.471
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agent:-

Reith Lambert

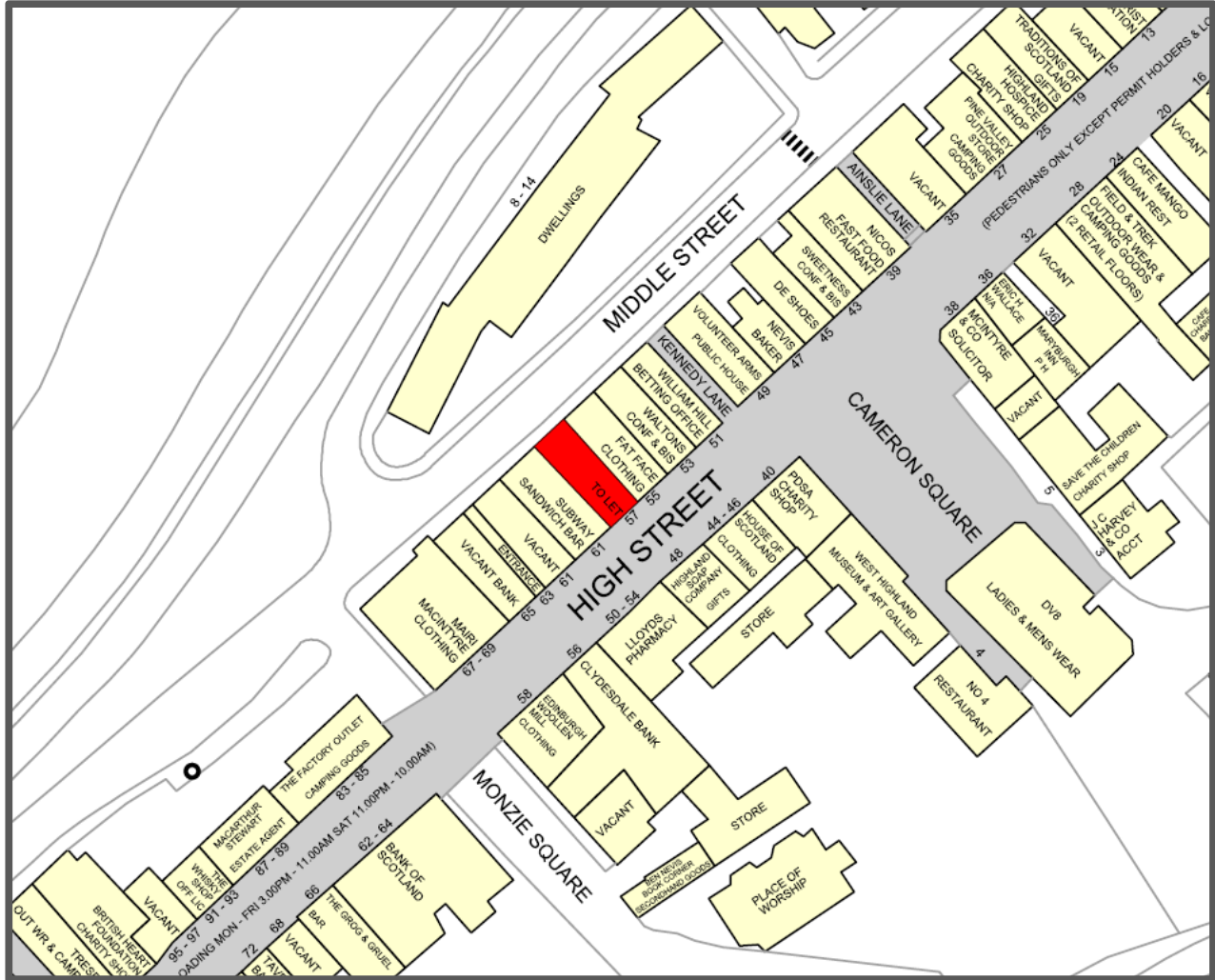
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Not to scale.

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