

***UNEXPECTEDLY BACK
ON THE MARKET***

**PRIME RETAIL UNIT
TO LET / MAY SELL**

**76 HIGH STREET
FORT WILLIAM
PH33 6AD**

Location

Fort William is the largest town in the West Highlands with a population of circa 20,000 persons, lying approximately 70 miles west of Inverness and 130 miles northwest of Edinburgh.

The property occupies a prominent trading position within the High Street, with nearby retailers being a mix of multiple and local traders to include Superdrug, Costa Coffee, Highland Soap Company and Mountain Warehouse.

Accommodation

From our measured inspection we would confirm that the unit extends to the following areas and dimensions;

| | | |
|-------------------|-----------------------|-------------------------|
| Gross Frontage: | 17' 9" | (5.41 m) |
| Net Frontage: | 12' 3" | (3.73 m) |
| Ground Floor NIA: | 949 ft ² | (88.16 m ²) |
| First Floor NIA: | 1,054 ft ² | (97.9 m ²) |
| Second Floor NIA: | 450 ft ² | (41.83 m ²) |

Rates

We understand that the property is entered in the Valuation Roll as follows:-

| | |
|---------------------------|---------|
| Description: | Shop |
| Rateable Value ('18/'19): | £16,000 |



Terms

Our clients are seeking to let the property on the basis of a full repairing and insuring lease for a period to be agreed, with rental offers in excess of £12,750 per annum being sought.

Alternatively, our clients may consider a sale of their feuhold interest. Further details available on request.

VAT

All terms are quoted net of VAT.

Energy Performance Certificate

The property has an EPC rating of 'F'. A copy of the Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing/Further Information

For arrangements to view and further information please call the sole letting agents;

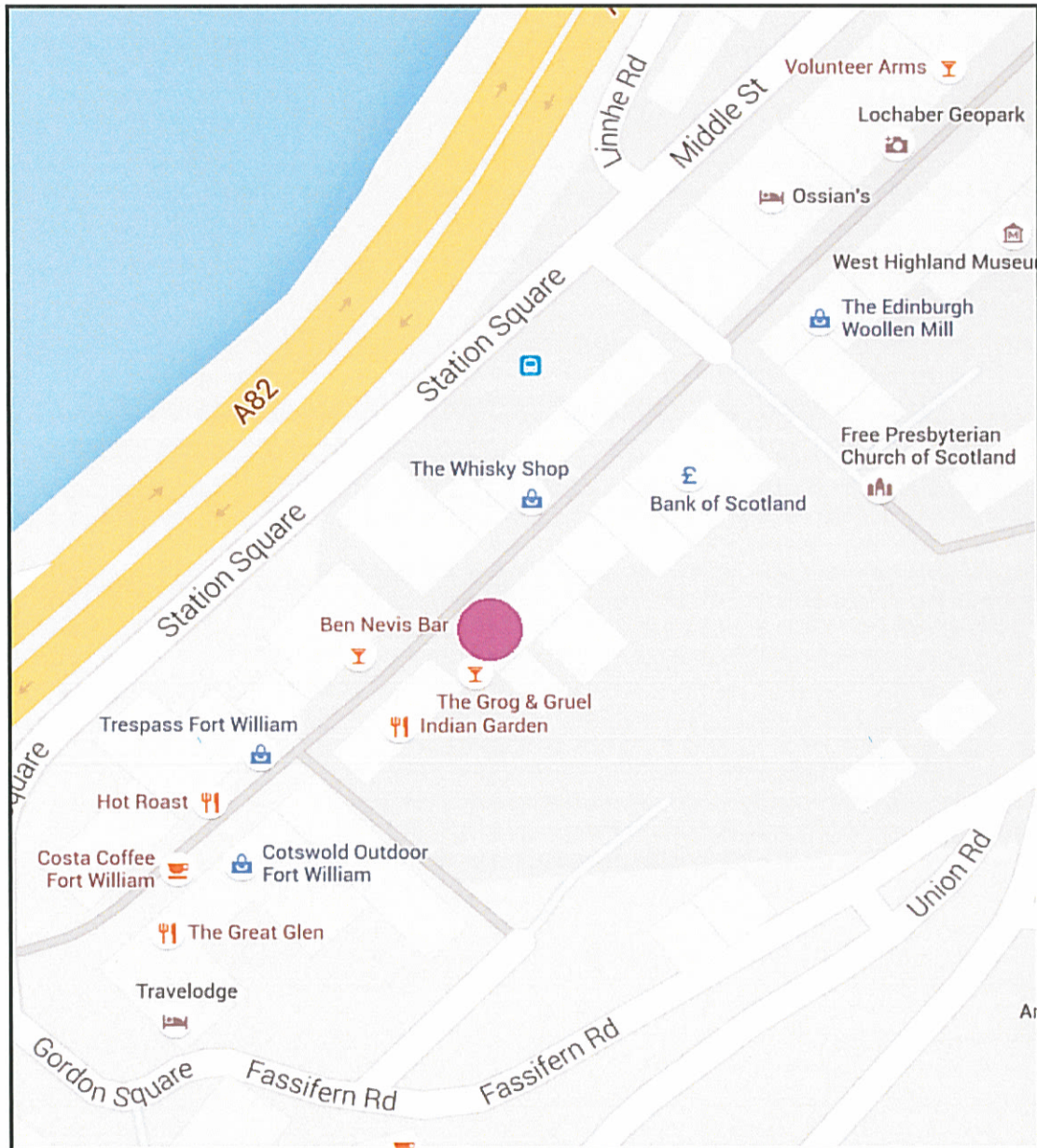
Whitelaw Baikie Figs

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Location Plan



Publication updated: 10th April 2018

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.