



## Retail Opportunity

- GF - 848 sq ft sales; 1F 784 sq ft sales/storage
- Prime pedestrianised High Street location
- Tesco, Superdrug, Lloyds Pharmacy, Trespass, Craghoppers, Regatta, Clydesdale Bank, etc. nearby

## Prime Shop | To Let

55B High Street  
Fort William PH33 6DH

## Location

Fort William is the principal town within Lochaber and acts as the main service centre for the western Highlands. Fort William has an estimated population of 10,500 and proves to be an important tourist destination and is branded as the outdoor capital of the UK.

Fort William also benefits from trunk road links comprising the A82 north east to Inverness (65 miles); and south to Oban (miles) and Glasgow (108 miles). It also has a mainline railway station connecting with the Glasgow and the Scottish Central Belt by the main west coast railway line.

Nearby retailers include **Tesco, Mountain Warehouse, Cotswold, Superdrug, Clydesdale Bank, Lloyds Pharmacy, Regatta, Craghoppers, William Hill, Wetherspoons, Tourist Information Office**, etc.

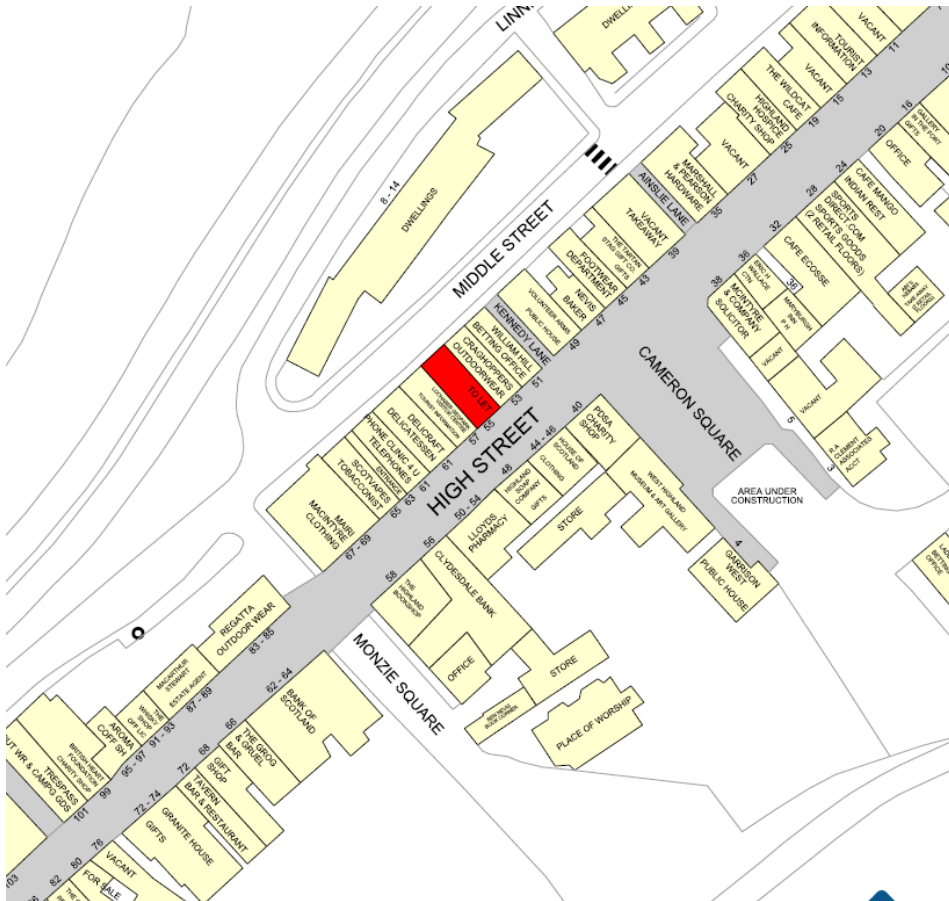
## Accommodation

The subjects comprise a modern shop unit over two floors, extending to the following approximate floor areas:

<b>Ground Floor sales:</b>	848 sq ft
<b>First Floor sales/storage:</b>	784 sq ft
<b>TOTAL</b>	<b>1,632 sq ft</b>

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# Goad Plan



## Lease Terms

The subjects are available on a new long FRI lease, rental offers in the region of £20,000 per annum are invited.

## Rates

We are advised the subjects have a Rateable Value of £14,500 with rates payable for the financial year 2020/21 estimated at £7,221.

Interested for Rating. Interested parties should contact the Local Assessors office in respect of future uses.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC Rating

A copy of the EPC for the property is available on request.

## VAT

Any offer received will be deemed to be exclusive of VAT.

## Contact Us

Viewing is strictly by prior appointment with the sole letting agents, through:

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