

Retail / Residential Development

- Planning consent granted for GF shop and 2 upper flats
- Prime pedestrianised High Street location
- Tesco, Superdrug, Wetherspoons, Trespass, Craghoppers, Regatta, Clydesdale Bank, etc. nearby



For Sale

86 High Street Fort William PH33 6AD

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, Regatta, Craghoppers, William Hill, Wetherspoons, Tourist Information Office**, etc.

Accommodation

The subjects comprise a redevelopment site of a mid-terrace "Gap site" retail property.

The existing buildings on the site are in poor condition, and will probably require demolition by the purchaser to create a developable site in line with the recently granted planning consent.

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Goad Plan



Planning consent was granted in January 2021 for two single bedroom flats above the existing Ground floor retail unit, and alterations to the existing shopfront.

The existing Ground Floor shop extends to approx. 606 sq ft (56.3 sq m) gross.

Further detailed information on the Planning Consent is available through enquiry to Colliers International, or through Lochaber Council Planning Department.

Rates

The property is not currently assessed 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.

Sale

Price on Application.

EPC

EPC Rating not applicable.

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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