

TO LET

**RETAIL / INDUSTRIAL
TRADE COUNTER**

New Build Unit

Floor Area: 159 m² (1,711 ft²)

Prominent Profile and Easy Access
to A82 Trunk Road

6 M Eaves Height

Suitable for Various Uses, STP

On-Site Car Parking

Rent on Application



WHAT 3 WORDS

UNIT 2B, NORTH ROAD, FORT WILLIAM, PH33 6PP

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Unit 2B, North Road Fort William



FIND ON GOOGLE MAPS

Location

Fort William is the largest town in the western Highlands benefiting from strong tourist numbers and is the commercial and administrative centre for Lochaber. The town is located approximately 112 miles to the northwest of Glasgow, 68 miles to the southwest of Inverness and 44 miles to the northeast of Oban. Unit 2B occupies a prime location with roadside profile to North Road (A82) on the northern approach to the town centre. The attached unit is let to Screwfix and neighbouring occupiers include KFC, Costa Coffee, Pound Stretcher and Argos.

Description

The subjects comprise Unit 2B forming part of a new build building of steel portal frame construction with part concrete block and part metal sheet clad walls, under a pitched insulated metal clad roof incorporating translucent daylight panels. The unit has the benefit of glazed double entrance doors on the front elevation and a personnel door on the side elevation. Internally the unit comprises an insulated concrete floor, LED lighting and has an eaves height of circa 6m. The unit is provided in an open plan layout ready for a new tenant's fit-out and includes staff welfare facilities and a disabled toilet. The site provides ample marked car parking, cycle and bin storage. A service charge will apply to cover the maintenance of the common parts.

Rateable Value - To be assessed on occupation.

EPC - Details on request.

Planning

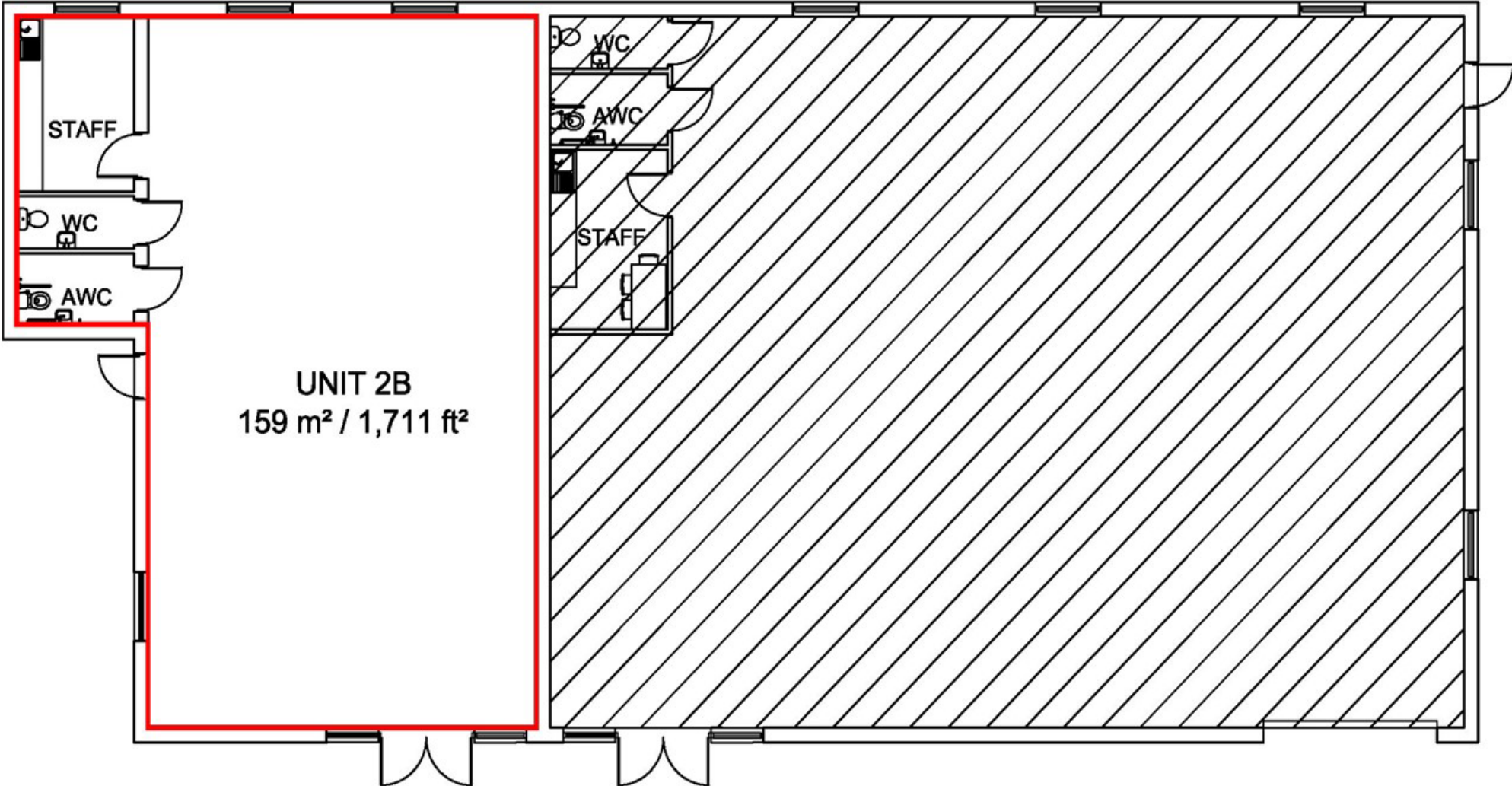
Suitable for Class 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution). Would suit other uses including Food & Drink or Showroom/Trade-Counter, subject to planning.

Lease Terms

Available on terms to be agreed. Rent on application.

Legal Costs & VAT

Each Party will be responsible for their own legal costs. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.



FLOOR PLAN



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Neil Calder

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Linda Cameron

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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