



## INDUSTRIAL

PRIME LOCATION WITH PROFILE TO A82 | GROSS INTERNAL AREA CIRCA 2,864 FT<sup>2</sup>

SITE EXTENDS TO 0.370 ACRES | DEVELOPMENT POTENTIAL, STP | QUALIFIES FOR 100% RATES RELIEF

**OFFERS OVER £250,000 INVITED**

# FOR SALE

**FORMER HALFORDS, NORTH ROAD, FORT WILLIAM, PH33 6PP**

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**LOCATION**

Fort William is the largest town in the western Highlands and is the commercial and administrative centre for Lochaber, with a population of approximately 19,000 people. 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.

Fort William benefits from strong tourist numbers and is often described as the Outdoor Capital of the UK.

The subject occupy a prime location with roadside profile to North Road, which forms part of the A82, on the northern approach to Fort William town centre.

There is a private access road serving the subjects, which is shared with the neighbouring occupiers; KFC, Costa Coffee, Pound Stretcher and Argos.

**DESCRIPTION**

The subjects comprise two standalone industrial units built to a clear internal height of approximately 4.8m. The walls are of masonry construction and finished with painted render externally. The roofs are of steel truss design, pitched and clad with corrugated asbestos sheets. There are two electrically operated vehicle roller shutter doors on the front elevation of the main building. The storage building has timber, sliding, double doors. The compressor store is a lean-to attached to the main store. It is of masonry construction with a flat mineral felt roof.

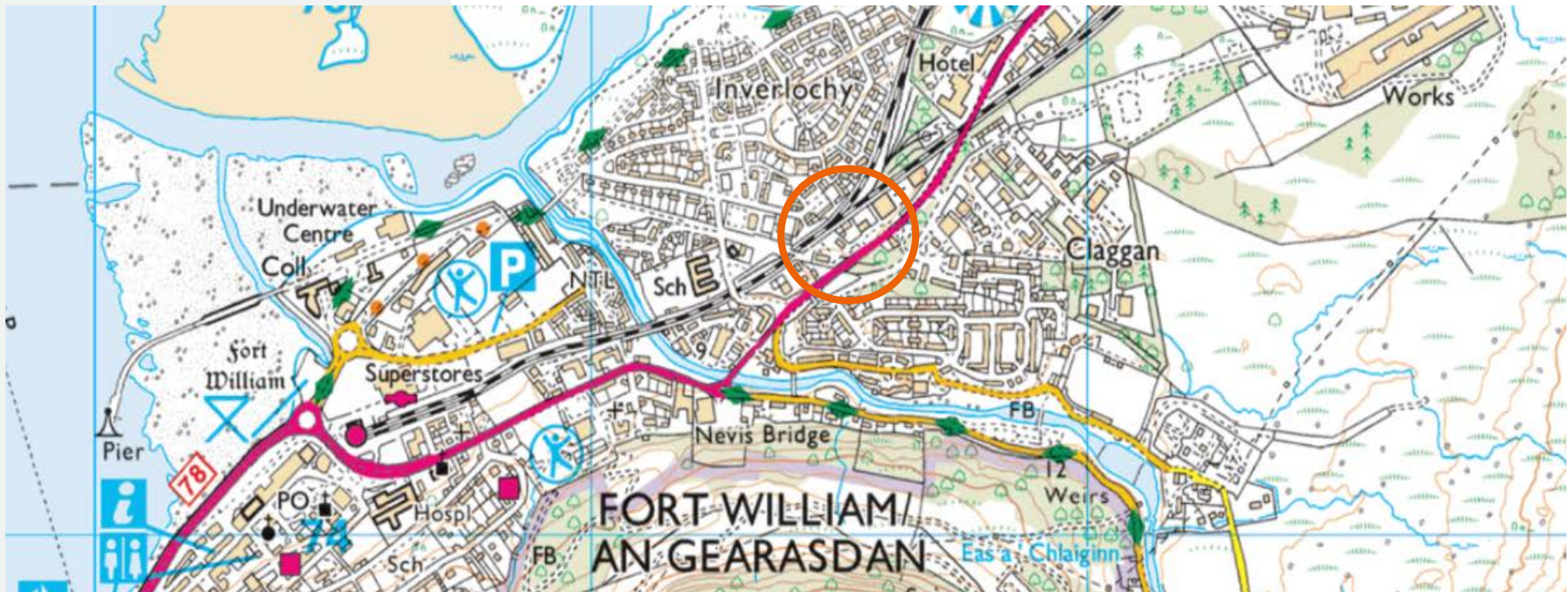
Internally, the main building has been configured to provide a reception with customer entrance, workshop, office, store and staff welfare facilities. The storage building provides clear span storage space.

The total site area including the building footprints extends to approximately 0.37 acres. The yard area is surfaced in tarmacadam. The site has steel palisade security fencing with double entrance gates.

**FLOOR AREAS**

The approximate Gross Internal Area is as follows:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Main Building	191.83	2,065
Store	69.22	745
Compressor Store	5.00	54
<b>Total:</b>	<b>266.05</b>	<b>2,864</b>



**RATEABLE VALUE**

Current NAV/RV of £6,300 due to increase to £7,100 as of 1<sup>st</sup> April 2023. The property qualifies for 100% rates relief in accordance with the Small Business Bonus Scheme.

**TENURE**

Heritable Interest (Scottish equivalent of English Freehold).

**EPC**

The Certificate and Recommendations Report can be made available to interested parties on request.

**PLANNING**

The property has until recently been operated by Halfords as an autocentre for car servicing and repairs. We understand this falls within Class 5 (General Industrial) of the Use Classes Order. The property would suit a range of general industrial uses. There is also potential for a range of redevelopment opportunities including food & drink, trade-counter, showroom or retail, subject to planning.

Please contact the marketing agents to discuss any proposals.

**SALE PRICE**

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession. The subject is VAT elected, offers over **£250,000 exclusive of VAT** are sought.

**LEGAL COSTS**

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

**ANTI-MONEY LAUNDERING**

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the subjects.

**VIDEO TOUR**

[Click Here](#) for a Video Tour of the property.



Indicative Site Boundaries outlined in blue.









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

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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