



RETAIL/TRADE COUNTER/INDUSTRIAL

NEW BUILD UNIT | COMPLETION Q2 2024 | PRIME LOCATION WITH PROFILE TO A82 | EXTENDS TO 1,711 FT²
6M EAVES HEIGHT | SUITABLE FOR VARIOUS USES, STP | ON-SITE CAR PARKING

RENT: £27,500 PER ANNUM

TO LET

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

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

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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. The attached unit is under offer to a national trade counter operator.

DESCRIPTION

The subjects comprising Unit 2B shall form part of a new-build development. On completion, the building will be 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.

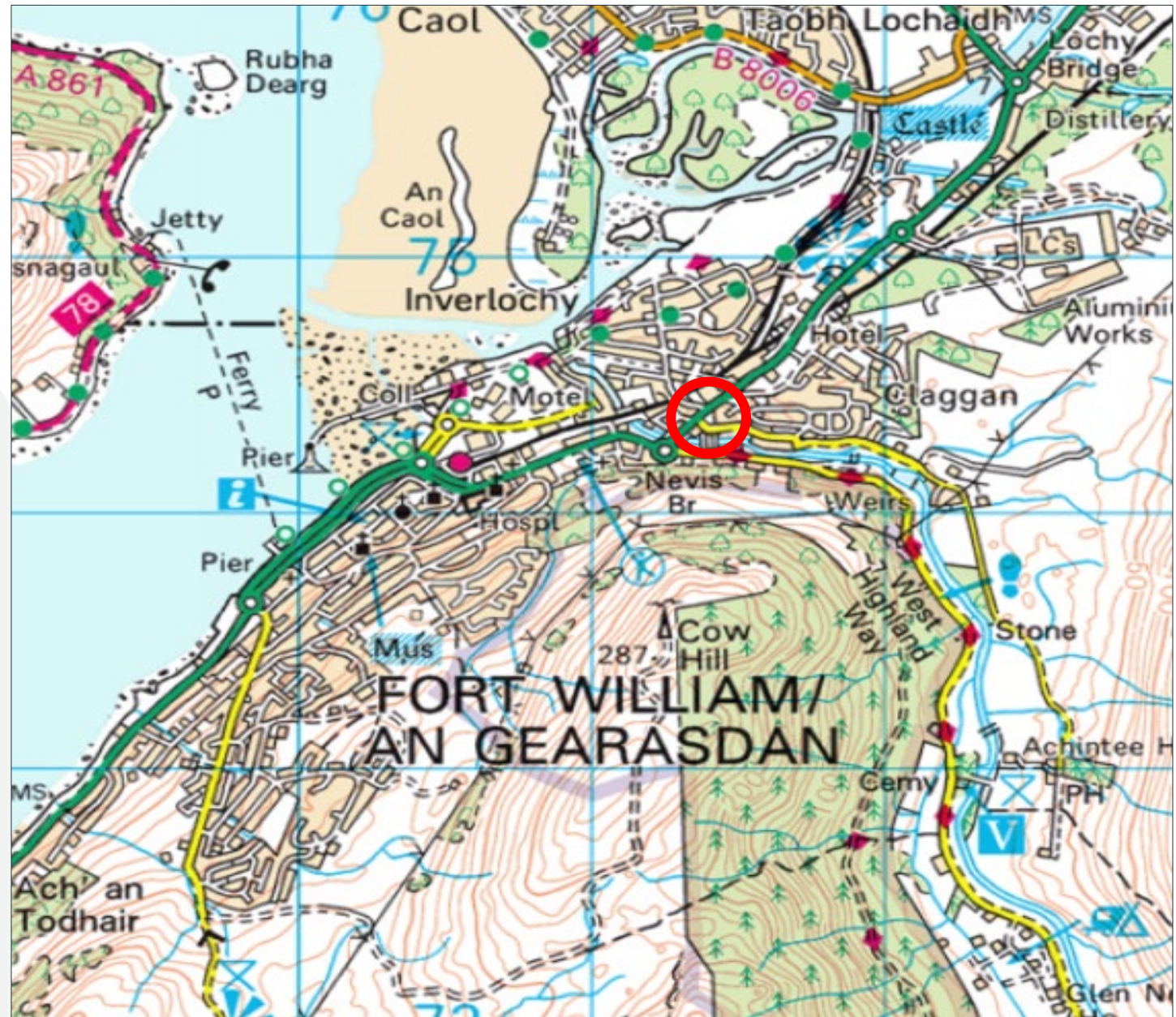
The unit will be self-contained and have the benefit of glazed double entrance doors to the front elevation, in addition to a personnel door to the side elevation. Internally the unit will benefit from an insulated concrete floor, LED lighting and an eaves height of circa 6m.

The space will be provided ready for a new tenant's fit-out and will include an open plan unit with, staff welfare facilities and disabled toilet. The building will be high enough to accommodate a mezzanine floor.

The site will have perimeter fencing and will be tarmac surfaced with marked car parking bays constructed in pavers. Both bicycle and bin storage will be provided on site.

FLOOR AREA

The unit extends to approximate GIA of 159 m² (1,711 ft²).





ENTRY

Entry is available from Q2 2024.

BUSINESS RATES

The unit will require to be assessed for business rates upon occupation of any incoming tenant.

SERVICES

Mains water, electricity and drainage connections.

SERVICE CHARGE

There will be a small service charge payable to cover the maintenance of the common areas of the development.

Details can be provided on request.

EPC

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

PLANNING

Classes 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution) of the Use Classes Order.

The property would suit a range of general uses including food & drink, trade-counter, showroom or retail, subject to planning.

Please contact the marketing agents to discuss any proposals.

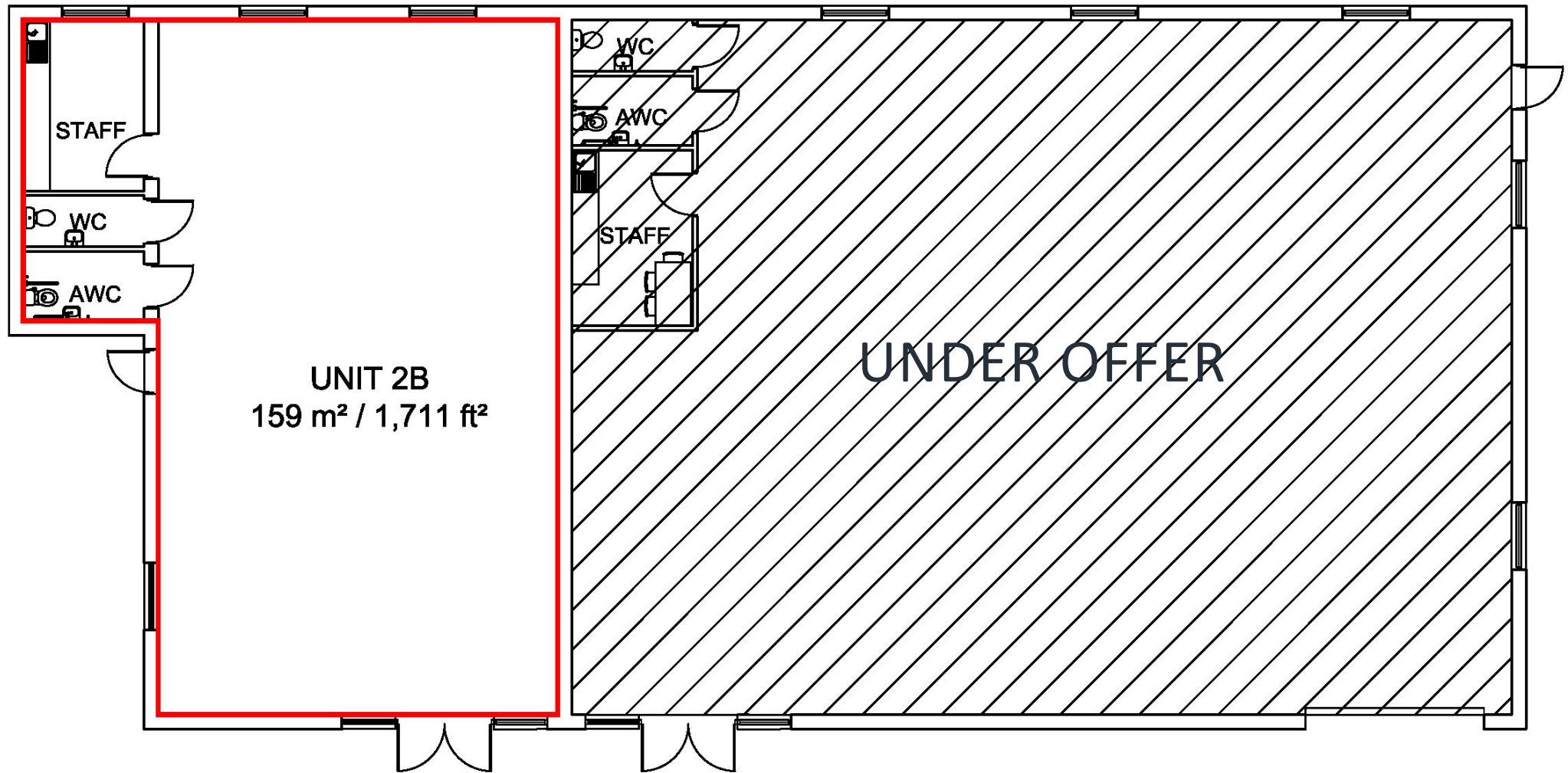
LEASE

Unit 2B is targeted for completion in Q2 20224 and will be available "To Let" at a rental of £27,500 per annum, exclusive of VAT on terms to be agreed.

LEGAL COSTS

In the normal manner, each party will pay their own legal costs.

The ingoing tenant will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.



FLOOR PLAN









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

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