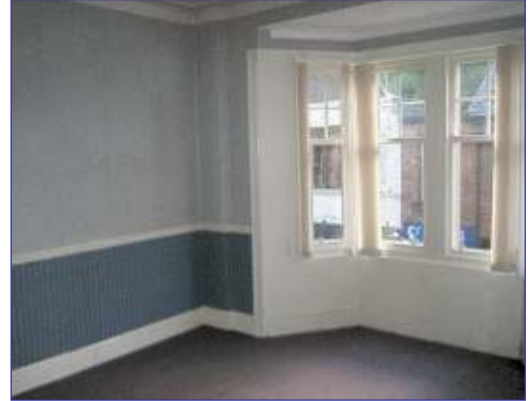




MCINTYRE & COMPANY
Solicitors & Estate Agents



91 HIGH STREET, FORT WILLIAM



FOR LEASE

- OFFICE PREMISES ON 2 FLOORS
- Prime High Street Location
- 1ST FLOOR – 2 Offices with bay windows
- Reception Area, Kitchen and Toilet
- 2ND FLOOR – 3 Offices and small Office/Store
- Off-peak electric heating
- MINIMUM LEASE PERIOD – 3 YEARS
- **ANNUAL RENTAL £10,000**
- **payable quarterly in advance**

38 High Street, Fort William, Inverness-shire PH33 6AT
Tel 01397-703231 Fax 01397-705070
E-mail property@solicitors-scotland.com
Website www.solicitors-scotland.com

LOCATION –

91 HIGH STREET, FORT WILLIAM, PH33 6DG

There is offered for lease, premises centrally located in Fort William High Street, comprising First and Second Floors of this attractive stone-fronted building.

The property is in good order throughout and is available for immediate occupation.

The rent sought is £10,000 per annum and the lease will be for a minimum period of 3 years. The rental will be paid quarterly in advance, and the lease will be a full repairing and insuring lease. The tenant will be responsible for Local Authority rates, water and drainage charges, electricity, telephone, etc.

The current rateable value of the property is £7,000 per annum.

The property has electric off-peak central heating, with Dimplex wall-mounted heaters.

SERVICES

Mains water, electricity and drainage services.

ACCOMMODATION

The property is entered by way of the ground-floor door situated to the right of "The Whisky Shop". This gives access to the Inner Vestibule on the ground floor and then the internal stairway leads up to the first-floor landing.

The **First-Floor Accommodation** comprises - **Reception Area with Office beyond, a further Office** (both Offices facing into the High Street), **Kitchen and Toilet**. The gross floor area is 582 square feet (net 502 square feet).

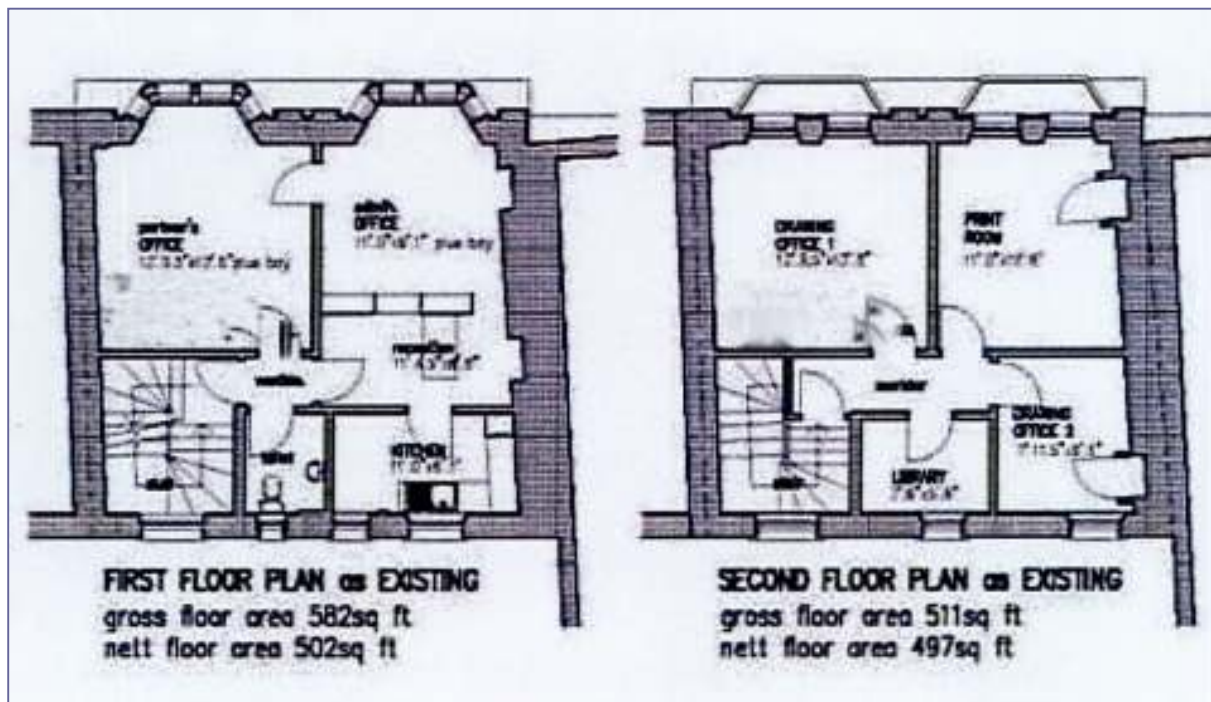
The **Second-Floor Accommodation** comprises **3 Offices** and a fourth **small Office/Store**, a gross floor area of 511 square feet (net 497 square feet).

EXTERNAL

To the rear of the building is a private parking space.

VIEWING

By contacting the Selling Agents.



Further Particulars from and Enquiries and Offers to the Selling Agents:-

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These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish legal terms. The Seller will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.