



**MCINTYRE & COMPANY**

*Solicitors & Estate Agents*



## OFFICES AT 30 FASSIFERN ROAD, FORT WILLIAM



### AVAILABLE FOR SALE OR LEASE

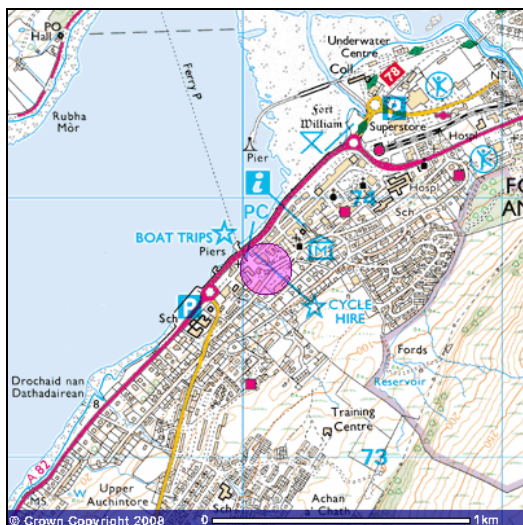
**Detached Office Building in Central Fort William Location with  
Private Parking,**

- Seven Private Offices
- Large General Office Space
- Large Meeting Rooms
- Reception Area
- Two Toilet Compartments
- Two Tea Preparation Areas
- Net Internal Floor Area extending to 170 Square Metres
- Up to eleven Car Parking Spaces

***SALE - OFFERS OVER £295,000 or LEASE - £20,000 per annum on  
full insuring and repairing basis.***

38 High Street, Fort William, Inverness-shire PH33 6AT  
Tel 01397-703231 Fax 01397-705070  
E-mail [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

The sale of 30 Fassifern Road is a rare opportunity to acquire modern office space in a central Fort William location, with the additional benefit of off-street parking. On Fassifern Road, just off Gordon Square, it sits adjacent to the pending development site at the former Grand Hotel/McTavish's Kitchens and, as such, is ideally located to benefit from that. The current permitted use is Use Class 4 – Business. With the additional benefit of Planning Permission which would increase the net internal floor area to approximately two hundred and thirty square metres. With modern phone cabling and fully networked. Total control electric heating.



**SERVICES** – Mains water, electricity and drainage services.

**VIEWING** – By contacting the Selling Agents.

**ENTRY** - By arrangement with the Sellers.

**PRICE GUIDE** – Offers Over £295,000 are sought.

---

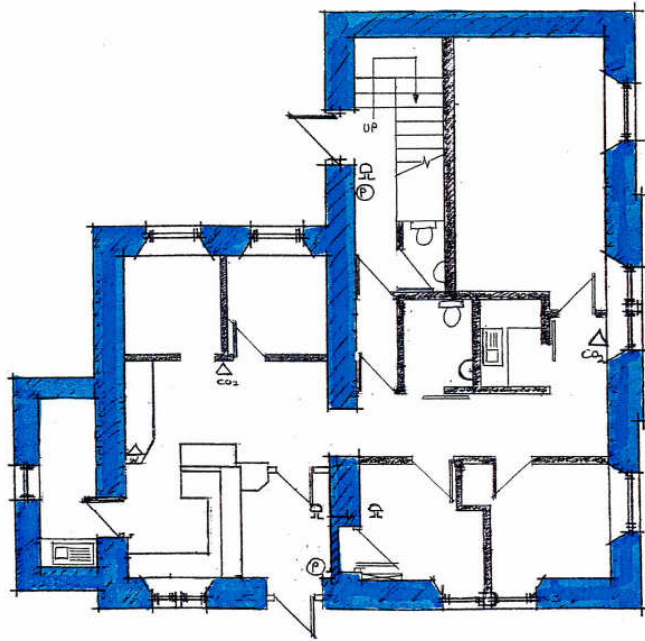
Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company  
Solicitors & Estate Agents  
38 High Street, Fort William,  
PH33 6AT  
T. 01397 703231  
F. 01397 705070

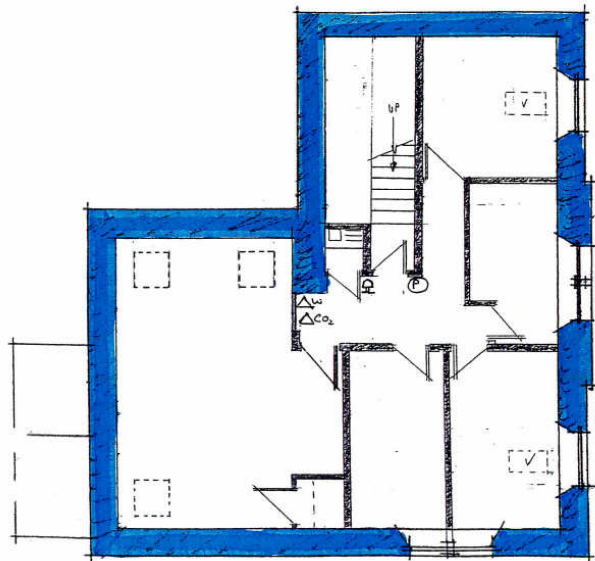
E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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.



GROUND FLOOR



FIRST FLOOR



**MCINTYRE & COMPANY**

*Solicitors & Estate Agents*



## OFFICES AT 30 FASSIFERN ROAD, FORT WILLIAM



### AVAILABLE FOR SALE OR LEASE

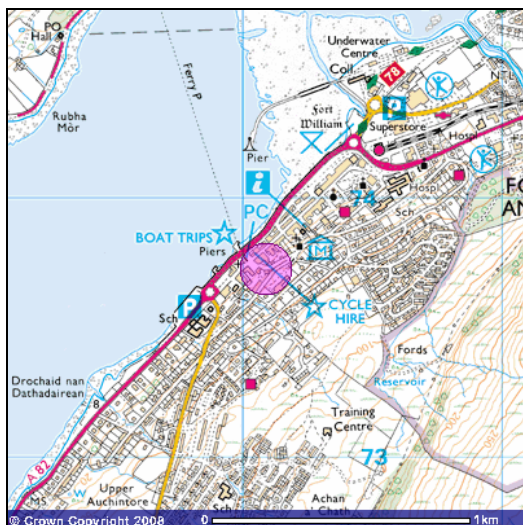
**Detached Office Building in Central Fort William Location with  
Private Parking,**

- Seven Private Offices
- Large General Office Space
- Large Meeting Rooms
- Reception Area
- Two Toilet Compartments
- Two Tea Preparation Areas
- Net Internal Floor Area extending to 170 Square Metres
- Up to eleven Car Parking Spaces

***SALE - OFFERS OVER £295,000 or LEASE - £20,000 per annum on full insuring and repairing basis.***

38 High Street, Fort William, Inverness-shire PH33 6AT  
Tel 01397-703231 Fax 01397-705070  
E-mail [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

The sale of 30 Fassifern Road is a rare opportunity to acquire modern office space in a central Fort William location, with the additional benefit of off-street parking. On Fassifern Road, just off Gordon Square, it sits adjacent to the pending development site at the former Grand Hotel/McTavish's Kitchens and, as such, is ideally located to benefit from that. The current permitted use is Use Class 4 – Business. With the additional benefit of Planning Permission which would increase the net internal floor area to approximately two hundred and thirty square metres. With modern phone cabling and fully networked. Total control electric heating.



**SERVICES** – Mains water, electricity and drainage services.

**VIEWING** – By contacting the Selling Agents.

**ENTRY** - By arrangement with the Sellers.

**PRICE GUIDE** – Offers Over £295,000 are sought.

---

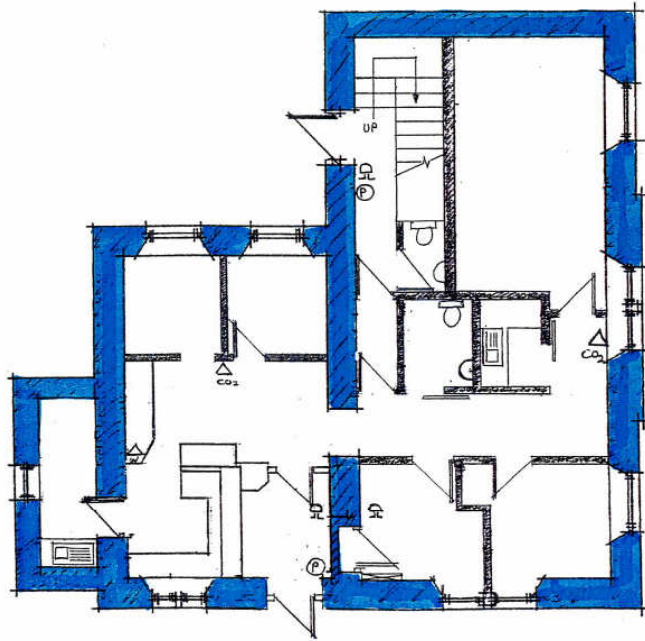
Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company  
Solicitors & Estate Agents  
38 High Street, Fort William,  
PH33 6AT  
T. 01397 703231  
F. 01397 705070

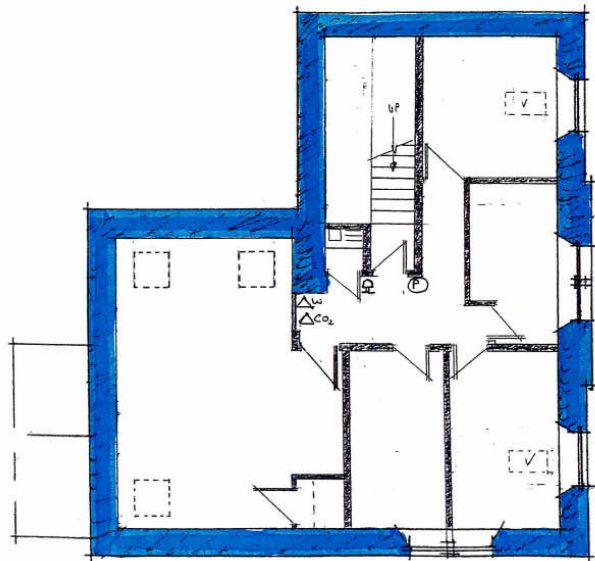
E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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.



GROUND FLOOR



FIRST FLOOR



**MCINTYRE & COMPANY**

*Solicitors & Estate Agents*



## OFFICES AT 30 FASSIFERN ROAD, FORT WILLIAM



### AVAILABLE FOR SALE OR LEASE

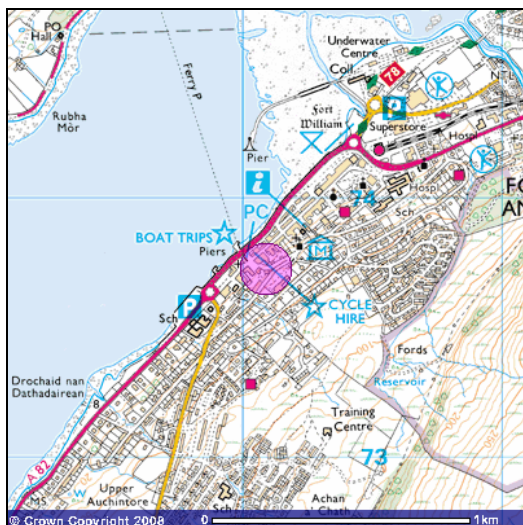
**Detached Office Building in Central Fort William Location with  
Private Parking,**

- Seven Private Offices
- Large General Office Space
- Large Meeting Rooms
- Reception Area
- Two Toilet Compartments
- Two Tea Preparation Areas
- Net Internal Floor Area extending to 170 Square Metres
- Up to eleven Car Parking Spaces

***SALE - OFFERS OVER £295,000 or LEASE - £20,000 per annum on full insuring and repairing basis.***

38 High Street, Fort William, Inverness-shire PH33 6AT  
Tel 01397-703231 Fax 01397-705070  
E-mail [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

The sale of 30 Fassifern Road is a rare opportunity to acquire modern office space in a central Fort William location, with the additional benefit of off-street parking. On Fassifern Road, just off Gordon Square, it sits adjacent to the pending development site at the former Grand Hotel/McTavish's Kitchens and, as such, is ideally located to benefit from that. The current permitted use is Use Class 4 – Business. With the additional benefit of Planning Permission which would increase the net internal floor area to approximately two hundred and thirty square metres. With modern phone cabling and fully networked. Total control electric heating.



**SERVICES** – Mains water, electricity and drainage services.

**VIEWING** – By contacting the Selling Agents.

**ENTRY** - By arrangement with the Sellers.

**PRICE GUIDE** – Offers Over £295,000 are sought.

---

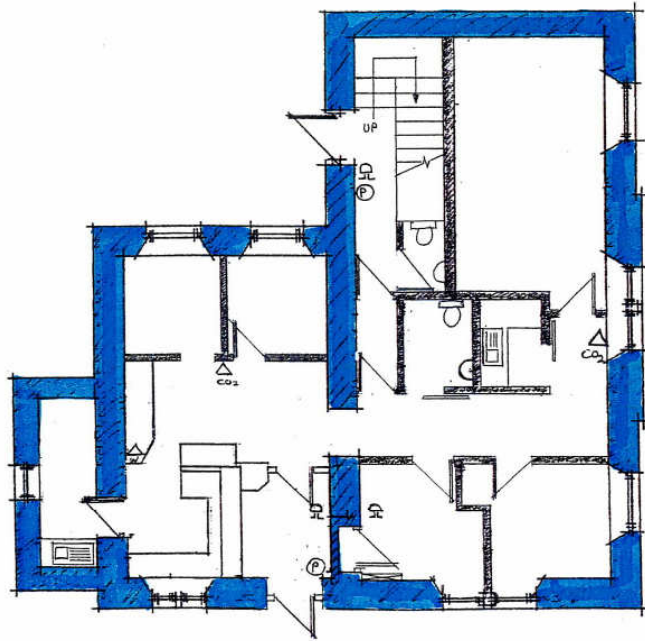
Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company  
Solicitors & Estate Agents  
38 High Street, Fort William,  
PH33 6AT  
T. 01397 703231  
F. 01397 705070

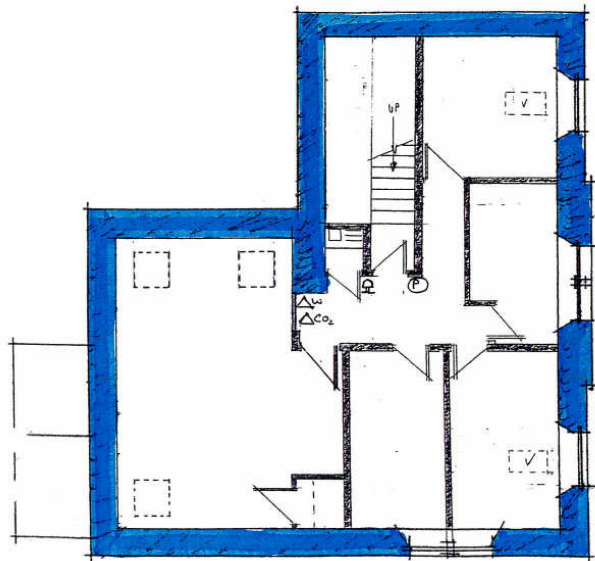
E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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.



GROUND FLOOR



FIRST FLOOR



**MCINTYRE & COMPANY**

*Solicitors & Estate Agents*



## OFFICES AT 30 FASSIFERN ROAD, FORT WILLIAM



### AVAILABLE FOR SALE OR LEASE

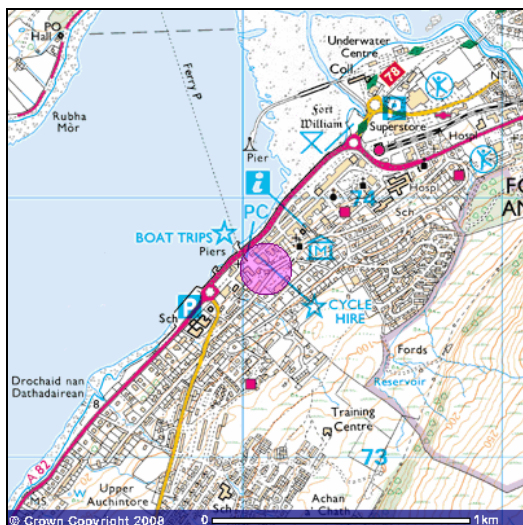
**Detached Office Building in Central Fort William Location with  
Private Parking,**

- Seven Private Offices
- Large General Office Space
- Large Meeting Rooms
- Reception Area
- Two Toilet Compartments
- Two Tea Preparation Areas
- Net Internal Floor Area extending to 170 Square Metres
- Up to eleven Car Parking Spaces

***SALE - OFFERS OVER £295,000 or LEASE - £20,000 per annum on  
full insuring and repairing basis.***

38 High Street, Fort William, Inverness-shire PH33 6AT  
Tel 01397-703231 Fax 01397-705070  
E-mail [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

The sale of 30 Fassifern Road is a rare opportunity to acquire modern office space in a central Fort William location, with the additional benefit of off-street parking. On Fassifern Road, just off Gordon Square, it sits adjacent to the pending development site at the former Grand Hotel/McTavish's Kitchens and, as such, is ideally located to benefit from that. The current permitted use is Use Class 4 – Business. With the additional benefit of Planning Permission which would increase the net internal floor area to approximately two hundred and thirty square metres. With modern phone cabling and fully networked. Total control electric heating.



**SERVICES** – Mains water, electricity and drainage services.

**VIEWING** – By contacting the Selling Agents.

**ENTRY** - By arrangement with the Sellers.

**PRICE GUIDE** – Offers Over £295,000 are sought.

---

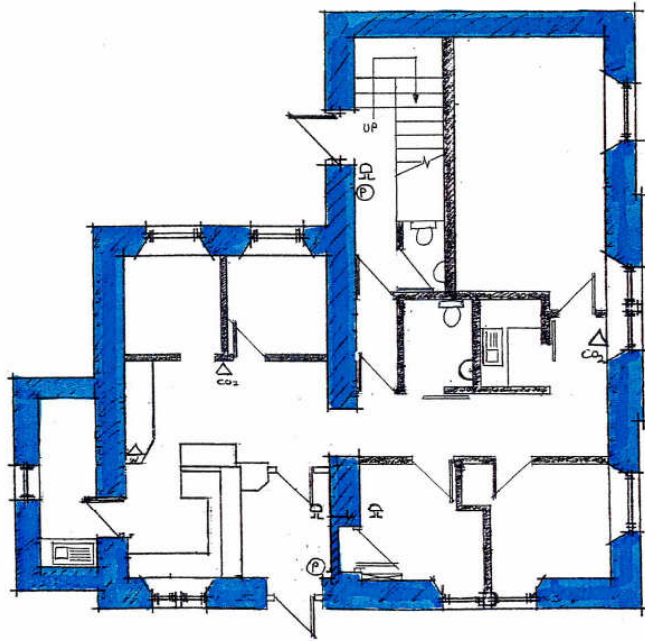
Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company  
Solicitors & Estate Agents  
38 High Street, Fort William,  
PH33 6AT  
T. 01397 703231  
F. 01397 705070

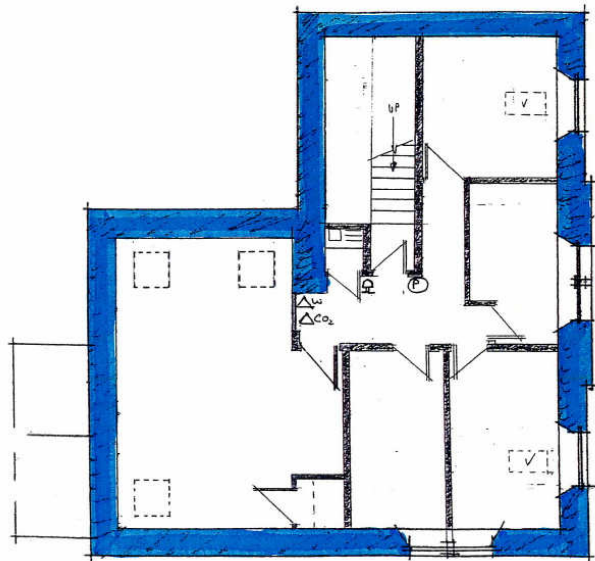
E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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.



GROUND FLOOR



FIRST FLOOR