



MCINTYRE & COMPANY
Solicitors & Estate Agents



BUSINESS PREMISES FOR LEASE

Units 30B and 30C, Ben Nevis Estate, Fort William



- **Well appointed business premises in well-maintained condition available for Lease.**
- **Previously used as an Electrical Contractors' business, the premises allow for a variety of commercial and light industrial uses.**
- **Minimum five year Lease.**
- **Rental offers over £17,000 per annum.**

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

There is offered for Lease the business premises at Unit 30B/C, Ben Nevis Estate, Fort William.

The Premises comprise the attached industrial unit with large store/workshop, offices, trade counter, tool store, further stores, canteen and male and female toilets. The total internal floor area amounts to just over 280 square metres (3,015 square feet approximately). The total ground area extends to 0.19 hectare (0.466 acres).

To the front of the building is a large tarmacadamed parking area with further level parking to the side of the unit and further level ground to the other side and to the rear.

The store and workshop area extends to approximately 140 square metres, the offices, further internal store room and vestibule area to 48 square metres, the trade counter and

trading area to approximately 48 square metres, the tool store 12 square metres, the canteen 12 square metres and the toilet area 8 square metres. The building is in extremely good condition both externally and internally and sits on a prominent corner site in the trading estate.

The current rateable value of the Premises is £14,000 with rates payable for year 2007-2008 approximately £6,300.

SERVICES – Mains water, electricity and drainage services.

ENTRY – Early entry is available.

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.