

41, HIGH STREET, FORT WILLIAM.



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Solicitors & Estate Agents



Excellent location, situated in Fort William's High Street

Fully refurbished in 2020/21

Previously trading as an extremely popular Bakery and Café

Minimum 3year lease on full repairing and insuring basis

Business expands to approximately 99.77sq m over 2 floors

Change of usage is ideally none negotiable

Current usage class 3

Excellent Energy Performance Rating C-41

Fixtures, fittings and equipment can form part of the lease.

LEASE
£25,000 pa

ACCOMMODATION

The property is located in a prime position in Fort William's High Street. The High Street forms the principal retailing street within the Town. Nearby occupiers include the Cinema, Museum, Pubs and the Bank of Scotland. The Train and Bus Station are around 5 minutes' walk.

The unit underwent a complete renovation and refurbishment programme in 2020/21 to include rewiring, replumbing, a fire system, accessible toilet and décor through-out.

The subjects comprise a ground floor unit and a basement unit that extends to approx 99.77sq m arranged over two floors and has a fully glazed frontage. There is seating capacity for 20 diners and in addition to the seating capacity the takeaway aspect that was extremely busy and popular and attracted a high footfall from locals and visitors alike. There is a shared courtyard for deliveries and emergency exit to the rear.

The availability of the unit offers a wonderful opportunity for a new tenant to lease this recently refurbished unit.

External shopfront 3.8m wide

Sales floor 10.59m X 4.6m / Unisex toilet 2.2m x 2.07m

Kitchen basement 10.5m x 4.5m / Staff toilet 1.3m x 1.5m

External courtyard 2.0m x 3.0m

All sizes are approximate and taken at widest x longest points.

LOCATION/AMENITIES:

Fort William is the main district town of Lochaber and is known as the Outdoor Capital of the UK. The area boasts some of the most beautiful scenery in Scotland and provides a number of outdoor pursuits.

There is a train and bus station connecting the town to Glasgow, Inverness, Oban and Skye. The Caledonian overnight sleeper service to London also operates from Fort William on a daily basis.

LEASE

The subjects are available with the tenant being responsible for payment of the insurance premiums, utilities and with the lease being a full repairing and insuring lease for a term of no less than 3years. Leasehold - £25,000pa until 2027. The current Landlord will be happy to extend the lease beyond the 3 year minimum period by mutual agreement.

All fixtures, fittings and equipment can form part of the lease agreement subject to a "buy in premium" dependant on requirements.

The Landlord would Ideally not want to negotiate on the current category 3 class usage.

RATING

Scottish Assessors Rateable Value: £10,500pa.

The subjects may be eligible for 100% rates relief under the Small Business Scheme, subject to any conditions.

ENERGY PERFORMANCE RATING

Excellent Energy Performance Rating C-41

DATE OF ENTRY

Immediate entry is available.

LEGAL COSTS

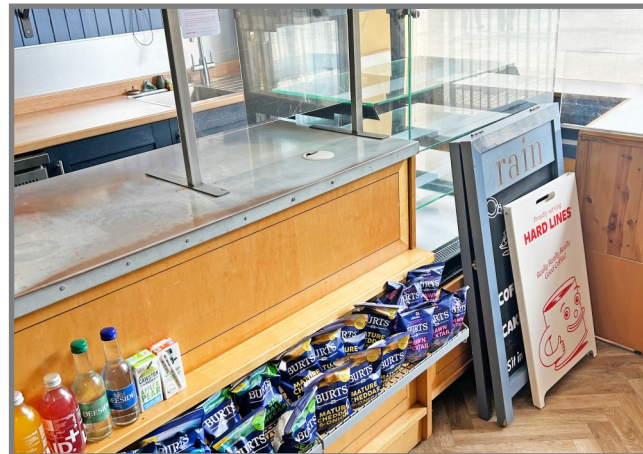
Each party to be responsible for their own legal costs incurred during the transaction.

MISC

Historic turnover for the business does not form part of the lease and is not available to any prospective tenant.

Any prospective tenant will be required to rebrand the business should the lease be agreed for a Café/Restaurant

All viewings will be undertaken by the Landlords at a time to be mutually agreed.





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