

# 127 HIGH STREET, FORT WILLIAM LEASE

**mcintyre & co**  
*Solicitors & Estate Agents*



Prime trading location in Fort William's High Street

Overall unit size approximately 62.96sq m

Spread over Two floors

Class 3 hot food consent

Basement kitchen area

Seating and serving area

W.C

Public parking nearby

Energy Performance Rating D:48

Tenure is Leasehold

Potential for rates exemption under small business rates relief

**RENTAL**  
**£10,200 + VAT**

## DESCRIPTION

McIntyre & Company are delighted to be leasing 127, High Street, Fort William, PH33 6DG.

The building is currently used as a small take-away/café under class 3 consents. It should be noted that the Landlords do not intend altering the usage, however, the potential for other uses may be considered within the class 3 status that include class 1 consents. The unit is not suitable for the use of deep fat frying and LEV will not be considered.

It is anticipated that the lease would be for a period of three - five years by mutual agreement. The rental will be paid monthly and in advance on the basis of any tenant entering into a full maintaining, repairing and insuring lease. The tenant will be responsible for the local authority rates, water and drainage charges, electricity, telephone, insurance premiums and any other related outlays.

**RENTAL** £10,200+ VAT per year is sought.

**TENANCY** A new tenancy agreement is available from 1st September 2025.

**OVERALL UNIT SIZE** spans to approximately 62.96sq m.

**CURRENT RATEABLE VALUE** £7,500.

**ENERGEY PERFORMANCE RATING** D:48

## BY SEPARATE NEGOTIATION

By private and separate negotiation it may be possible for the next tenant to purchase the content from the current leaseholder should the new tenant wish to continue to operate the business as the Hot Roast Company.

Please contact Clare direct at the Hot Roast Company 07350880556

## LOCATION

Currently the Hot Roast Company, situated in the town of Fort William. The property is easily accessible, located just off the A82 at the end of the West Highland Way. The immediate area is well served with facilities, shops and services for both locals and visitors alike. The West Coast of Scotland attracts a large number of visitors making the premises an ideal base to operate a small take-away style business.

Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK” it boasts extensive facilities to include a hospital, cinema, museum, mainline railway station, supermarkets and a range of local shops and services.

The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

There is a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

## PREMISES

located within a busy trading location in Fort William. The unit is set over the ground floor and basement. The service areas are highly functional and flexible in terms of potential food provision and the full frontage overlooks the pedestrianised High Street.

### Ground Floor

Serving & Seating Area 7.78m x 3.75m

### Basement

Kitchen & Cooking Area 3.64m x 3.06m

W.C's / Storage 2.95m x 2.42m





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