

# TO LET

## PROMINENT RETAIL UNIT WITH FULL CLASS 3 CONSENT

**Gunn**  
PROPERTY CONSULTANTS

**UNIT 9, TWEEDALE BUILDINGS  
HIGH STREET, FORT WILLIAM PH33 6EU**



### LOCATION

Fort William is the largest town in the West Highlands and a popular tourist destination. The A82 connects the town with Inverness to the north east, and Oban to the south west. Activities such as hill walking, climbing, cycling, mountain biking, skiing and a variety of water sports are available to both visitors and locals.

The subject property is part of the Tweedale buildings, along with other occupiers including **Boots**, **WH Smith** and the **Post Office**. There is a large **Tesco Metro** directly opposite, and parking immediately behind the unit.

### ACCOMMODATION

The unit occupies the ground and basement store, and extends to the following approximate NIA:

Ground Floor	1,500 sq ft (139.4 sq m)
Basement	1,260 sq ft (117.06 sq m)

### PLANNING

The subjects benefit from Class 1 and full Class 3 consent and can therefore be used for retail or food use.

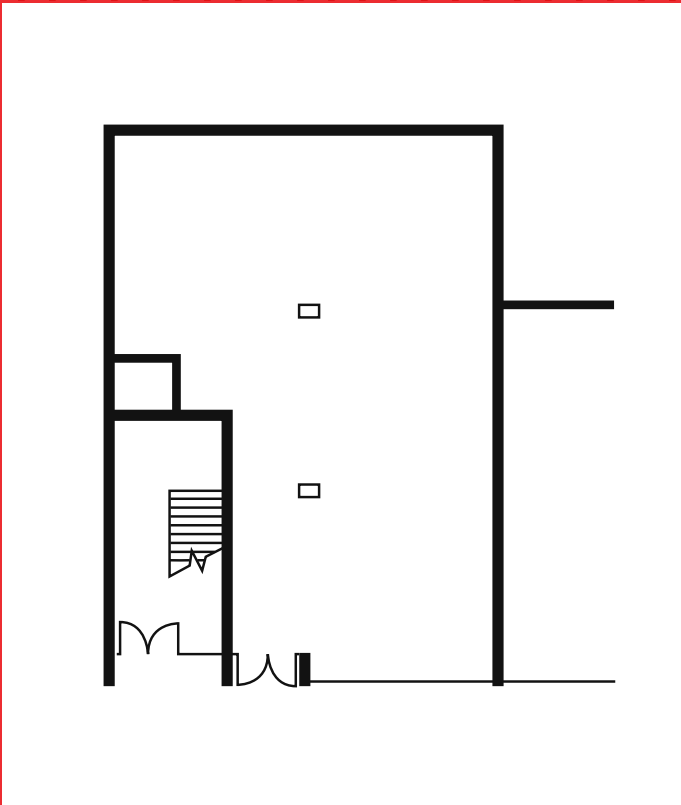
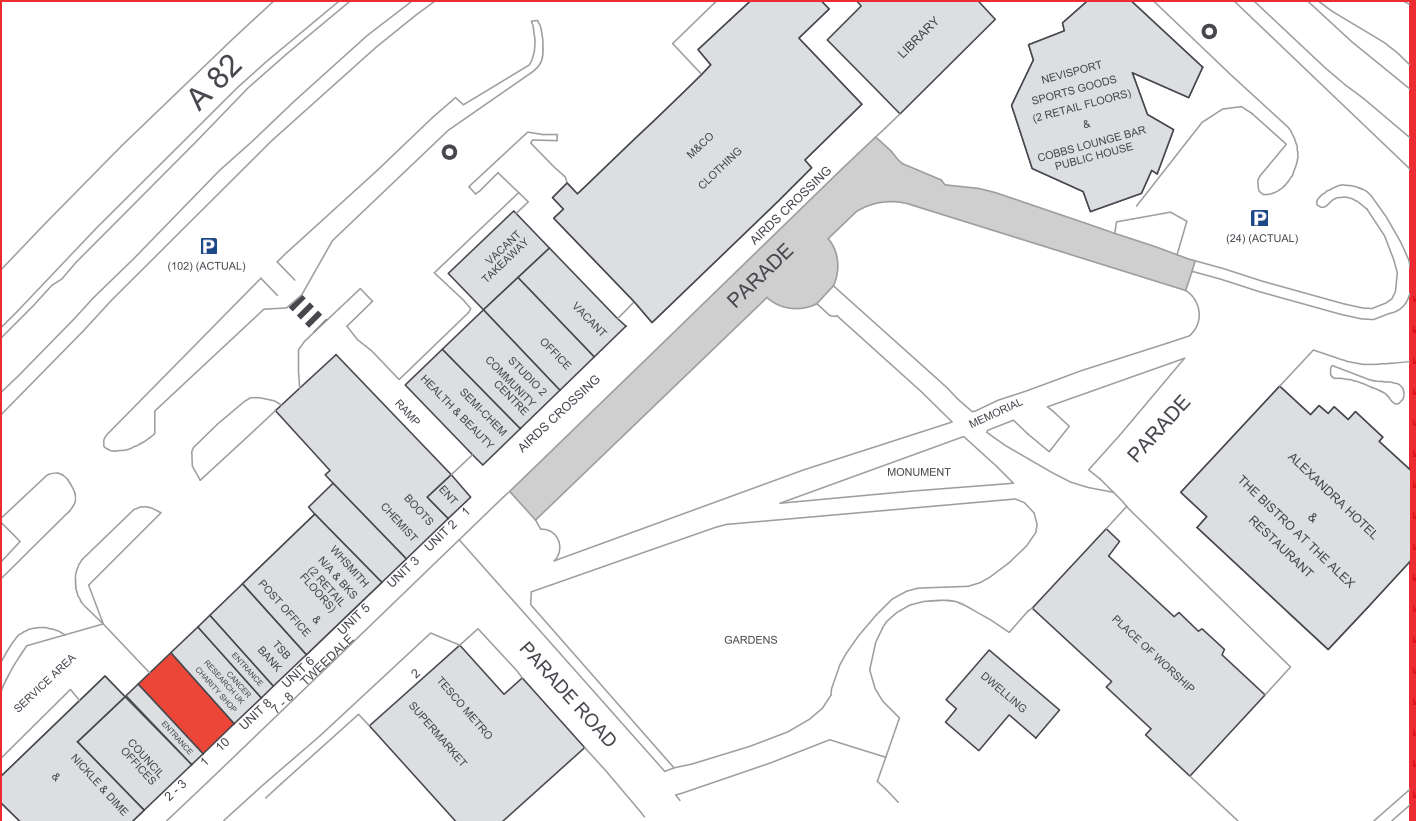
### RENT

£35,000 per annum.

**0141 221 3500**

**gunnproperty.co.uk**

# UNIT 9, TWEEDALE BUILDINGS HIGH STREET, FORT WILLIAM PH33 6EU



## LEASE

Full repairing and insuring lease available.

## RATES

The rateable value is £23,250 per annum. Rates poundage for 2022/2023 is 49.8p (excluding water and sewerage) so rates payable are approximately £11,580 pa.

## LEGALS COSTS

Each party will bear their own legal costs. The incoming tenant is responsible for land and building transaction costs.

## ENTRY

By agreement.

## EPC

Available on request.

## Viewing

Via the sole letting agent:



**Stephen Gunn**  
0141 221 3500  
07747 733 301  
stephen@gunnproperty.co.uk