

# 3-5 High Street



Office / Development Opportunity



## FORT WILLIAM PH33 6AA

**TO LET /  
MAY SELL**

- GUIDE PRICE: ON APPLICATION
- TOTAL GIA: 14,650 SQ.FT OR THEREBY
- PROMINENT BUILDING LOCATED CENTRALLY IN FORT WILLIAM
- POTENTIAL CONVERSION TO RESIDENTIAL SUBJECT TO NECESSARY CONSENTS

# 3-5 High Street FORT WILLIAM

## LOCATION

The property is located on the northern end of the High Street occupying a prominent position. Fort William is the principal town within Lochaber and acts as the main service centre for the western Highlands. Fort William has a estimated population of 10,500 and proves to be an important tourist destination and is branded as the outdoor capital of the UK. The proximity of Ben Nevis the highest mountain in the UK and mountain biking trails act as a year round tourist draw. Fort William also benefits from trunk road links comprising the A82 north east to Inverness (65 miles) and south to Glasgow (108 miles). It also has a station on the main west coast railway line.

## DESCRIPTION

The property comprises an end terraced four storey block with the accommodation over Ground, First, Second and Third floors.

## ACCOMMODATION

The property extends to the following Gross Internal Areas:

Ground Floor: 209.57sq.m / 2,256sq.ft

First Floor: 393.31sq.m / 4,234sq.ft

Second Floor: 393.31sq.m / 4,234sq.ft

Third Floor: 364.81sq.m / 3,927sq.ft

We estimate that the property extends to a total Gross Internal Area of 1,361sq.m / 14,650sq.ft or thereby.

Floor plans of the property are available on application to the selling agent.

## SERVICES

We understand the property is connected to mains water and electricity whilst drainage is to the main public sewer.

## RATEABLE VALUE

The property is entered in the current valuation roll as having a rateable value of £113,000.

Rates Payable: £57,178 per annum.

## RENTAL

On application.

## LEASE TERMS

Our client may consider a lease of the whole building subject to obtaining satisfactory terms.

## GUIDE PRICE

On application.

## VAT

All figures quoted are net of VAT.

## LEGAL COSTS

Each party will pay their own legal fees. Should LBTT be applicable the purchaser will be responsible.

## ENTRY

By mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

On application.

# TO LET / MAY SELL Office / Development Opportunity



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Kenny McKenzie - Tel: 01463236977

Email: kenny.mckenzie@g-s.co.uk



## CONTACT

Graham + Sibbald  
4 Ardross Street  
Inverness,  
IV3 5NN  
Tel: 01463 236977

## Aberdeen

01224 625024

## Ayr

01292 271030

## Dundee

01382 200064

## Edinburgh

0131 225 1559

## Falkirk

01324 638377

## Glasgow

0141 332 1194

## Hamilton

01698 422500

## Inverness

01463 236977

## Kilmarnock

01563 528000

## Kirkcaldy

01592 266211

## Paisley

0141 889 3251

## Perth

01738 445733

## St Andrews

01334 476 210

## Stirling

01786 463111

## Weybridge

07831 353 572

## IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Published: 29 June 2018