



2-3 Nevis Square, North Road, Fort William, PH33 6SU

Located On Busy Main Thoroughfare

- Well Presented Former KFC
- 27 Car Parking Spaces
- 2,800sq ft
- Lease Incentives Available
- Rent: o/o £65,000p.a.x.

#### LOCATION

The Drive Thru occupies a prominent roadside position on the A82 North Road – the primary route through Fort William – and sits immediately adjacent to Costa. Fort William is the main commercial and administrative hub for the western Highlands, with a population of approximately 10,500. This increases substantially during peak tourist seasons, driven by visitors drawn to Ben Nevis, the Nevis Range ski resort, the West Highland Way, Loch Linnhe, and other outdoor attractions.

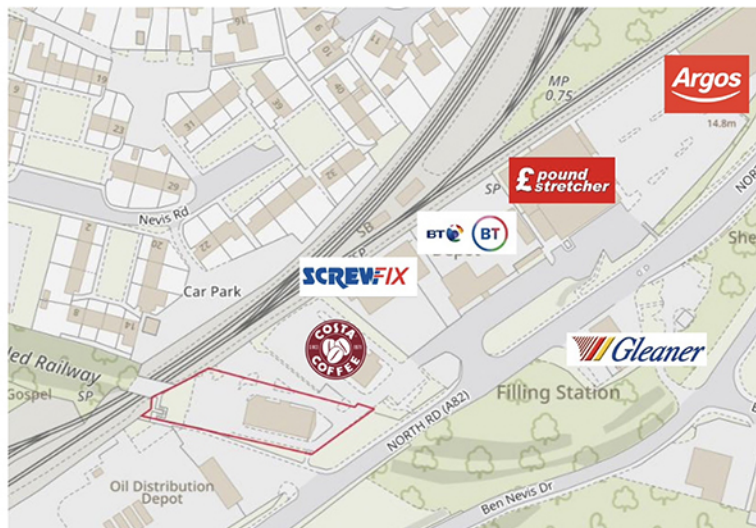
Nearby occupiers include M&S Foodhall, Aldi, Home Bargains, Argos, and Poundstretcher, with additional trade operators such as Screwfix and Travis Perkins. The area also supports a range of hotels and visitor accommodation. Fort William is well connected via the West Highland railway and regular bus services to Glasgow, Inverness, and surrounding towns.

#### PROPERTY

The property comprises a modern, high-quality Drive Thru unit extending to approximately 2,800sq ft (260.13 m<sup>2</sup>), purpose-built for food and beverage operators. It includes a dedicated drive-thru lane, a well-planned internal layout, and service yard provision to support high-volume trade.

The site offers 27 customer parking spaces (including accessible bays), attractively landscaped surroundings, and a prominent roadside totem sign with strong visibility to traffic on the A82.

Constructed to a high modern standard, the unit provides a flexible layout, contemporary finish, and all infrastructure expected by national operators. Its strategic roadside setting, co-location with major brands, and strong access make it a rarely available opportunity in the Fort William market.



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**AREA**  
260.13 m<sup>2</sup> (2,800ft<sup>2</sup>)

**NAV/RV**  
£92,250

**RENT**  
The property is available upon a new full repairing and insuring head lease for a negotiable term for o/o £65,000p.a.x.

**V.A.T.**  
The transaction will be subject to V.A.T.

**LEGAL**  
Each party shall bear their own legal costs incurred in the transaction.

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**Anti-Money Laundering**  
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**  
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