

TO LET
COMMUNITY HALL

 **GRAHAM
SIBBALD**



**Salvation Army Hall,
Glen Nevis Place,
Fort William, PH33 6DA**

- Net Internal Area: 219 sq. m / 2,368 sq. ft or thereby.
- Rental: £16,000 net of VAT sought.
- Suitable for alternative uses (subject to consent)
- Dedicated car parking spaces
- New FRI lease available.
- Minimum 5 year term.

LOCATION

The property is located approximately 1 mile to the north east of Fort William town centre in a largely residential area with nearby non-residential uses being a Leisure Centre and Dental Surgery.

Fort William is the largest town in the Western Highlands, acting as the main service centre for the surrounding hinterland. Fort William benefits from being on the A82 as well as having a railway station on the West Highland Line, as well as regular bus links to Inverness and Glasgow and is almost a year round tourist destination.



DESCRIPTION

The property is arranged over ground floor level and offers a spacious main congregation hall, office accommodation, kitchen facilities, accessible WC and additional WCs, storage areas and a separate meeting room. Externally, the property benefits from private on-site parking.

ACCOMMODATION

The Net Internal Area of the property extends to 219 sq.m / 2,358 sq.ft or thereby.

USE

We assume the property benefits from Use Class 10 (Non-residential Institutions).

Any alternative uses would be considered and may be subject to a planning change of use application which is made through the local authority by any interested party.

SERVICES

We understand the property is connected to main supplies for water and electricity. We assume the property is on mains drainage (TBC).



RATEABLE VALUE

The Rateable Value for the property is £9,300.

This figure is due to be reassessed.

Any ingoing tenant may benefit from 100% Rates Relief under the Scottish Small Business bonus scheme.

RENTAL

£16,000 per annum net of VAT is sought.

LEASE TERMS

Our client is seeking a minimum of 5 years on Full Repairing and Insuring lease terms.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT

It should be noted that VAT is not applicable on any figures quoted.

EPC

On Application.

ENTRY

By mutual agreement.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
Chartered Surveyors
4 Ardress Street
Inverness
IV3 5NN

To arrange a viewing please contact:



ANDREW ROSE

Director

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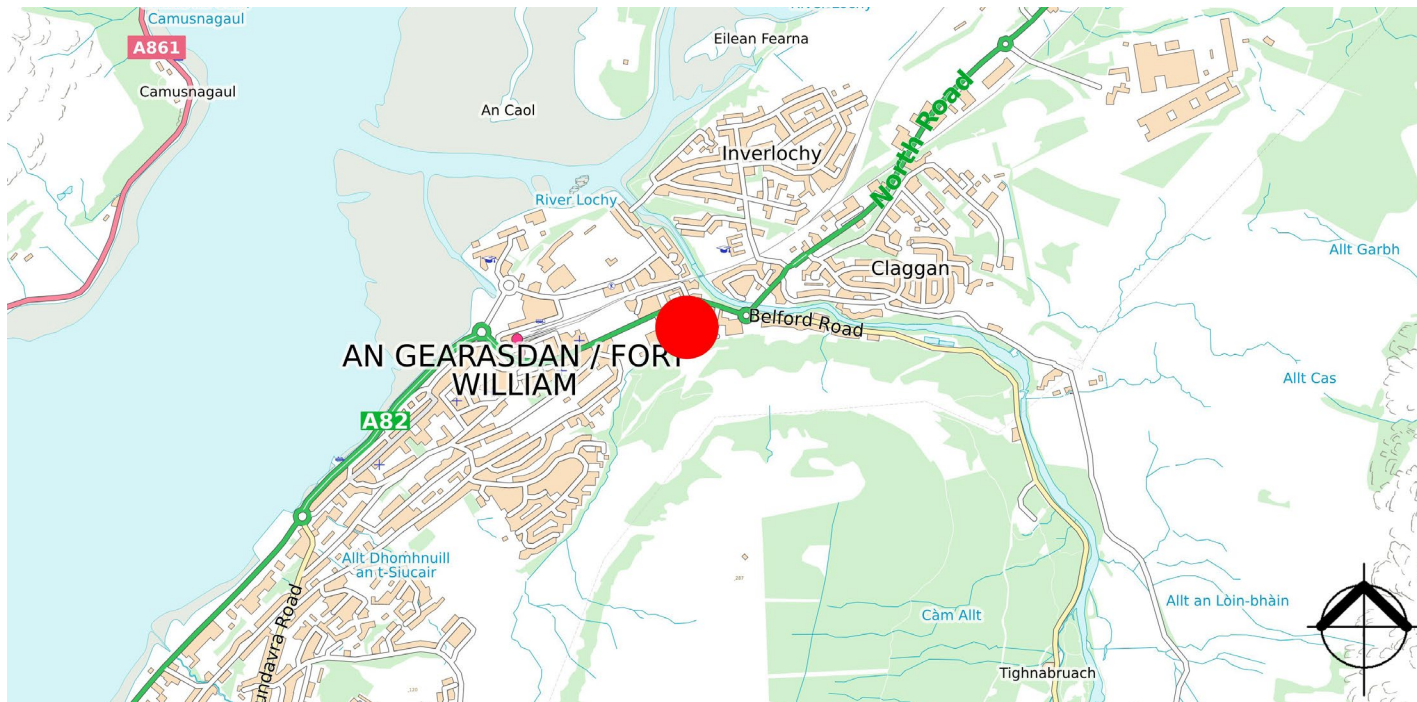


ANNA MASSIE

Graduate Surveyor

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IMPORTANT NOTICE

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.
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5. Date Published: February 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.