

# TO LET

## RETAIL

PROMINENT HIGH STREET  
LOCATION

GROUND FLOOR &  
BASEMENT RETAIL UNIT

FLOOR AREA:  
521.74 M<sup>2</sup> / 5,616 FT<sup>2</sup>

EXTENSIVE FRONTAGE WITH  
REAR SERVICING ACCESS

LARGE OPEN PLAN SALES AREA

HIGH LEVEL OF PEDESTRIAN  
FOOTFALL

CAR PARKING NEARBY

POTENTIAL FOR FOOD & DRINK  
OR LEISURE USES, STP

RENT ON APPLICATION



**4 HIGH STREET, FORT WILLIAM, PH33 6EU**

Contact: Linda Cameron | [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | 07789 004260  
Reece Henderson | [r.henderson@shepherd.co.uk](mailto:r.henderson@shepherd.co.uk) | 07880 474810  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

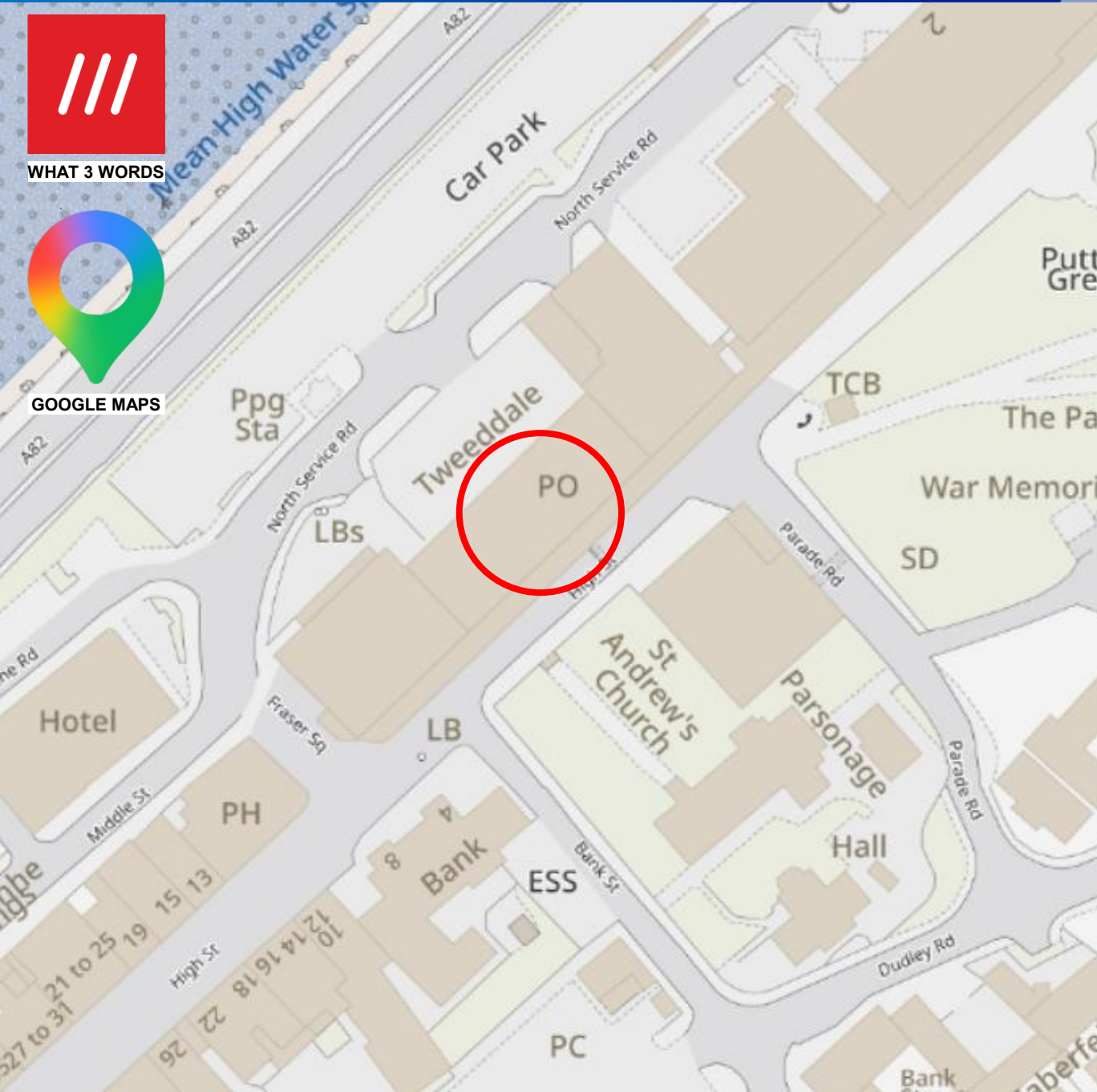




WHAT 3 WORDS



GOOGLE MAPS



## LOCATION

Fort William is the largest town in the West Highlands, with a population in excess of 10,500. It serves as the commercial centre of Lochaber, which has a wider population in excess of 20,000. The town is linked directly to Inverness, Oban and the south via the A82 trunk road.

The premises form part of the Tweeddale retail parade on the High Street in the heart of the town centre, and nearby occupiers include Boots, Cancer Research, Tesco and Go Outdoors.

## DESCRIPTION

The subjects form the ground and basement floors of a larger 3 storey building with residential apartments above. The property benefits from a significant glazed frontage and car parking to the rear. The ground floor provides a large open plan sales area fitted out to the tenant's corporate specification. The basement is used for storage and staff/office facilities and previously provided retail space in part. A suspended ceiling grid is fitted throughout the ground floor sales area incorporating spotlighting and ceiling mounted electric heaters.

## FLOOR AREAS

The unit extends to the undernoted floor areas:-

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	245.14	2,639
Basement	276.60	2,977
<b>Total:</b>	<b>521.74</b>	<b>5,616</b>



## PLANNING

Class 1A (Shops, Financial, Professional and Other Services).

Suitable for a variety of commercial uses, subject to planning.

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a NAV/RV of: £40,750.

## EPC

The EPC Certificate and Recommendations Report are available on request.

## RENT

Rent on application.

## LEASE

The subjects are available on a new FRI Lease on terms to be agreed.

## ENTRY

Entry is available, subject to agreement.

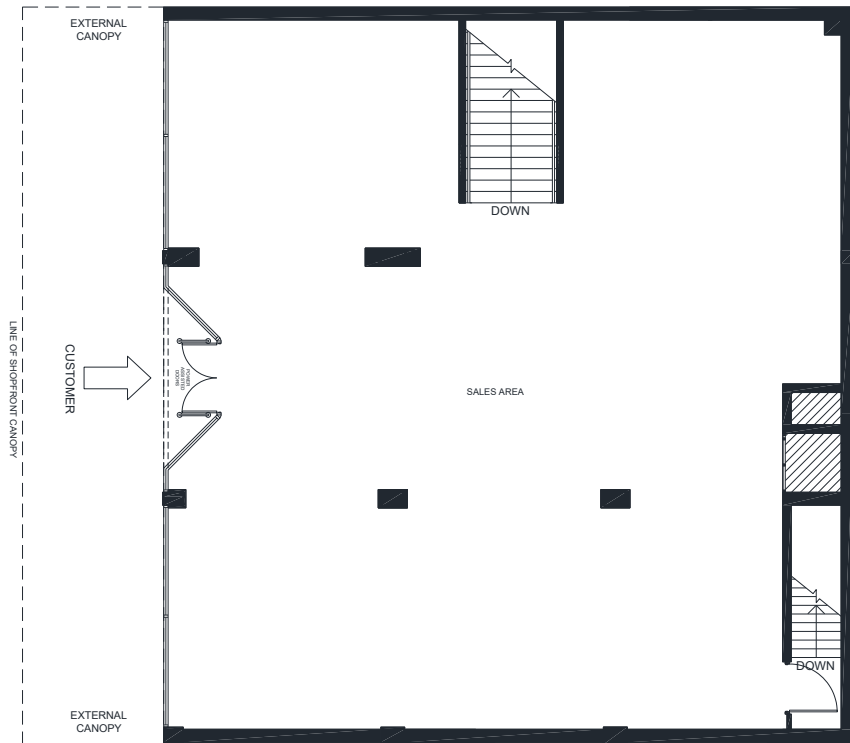
## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the incoming tenant will be responsible for the LBTT, Registration Dues and VAT thereon.

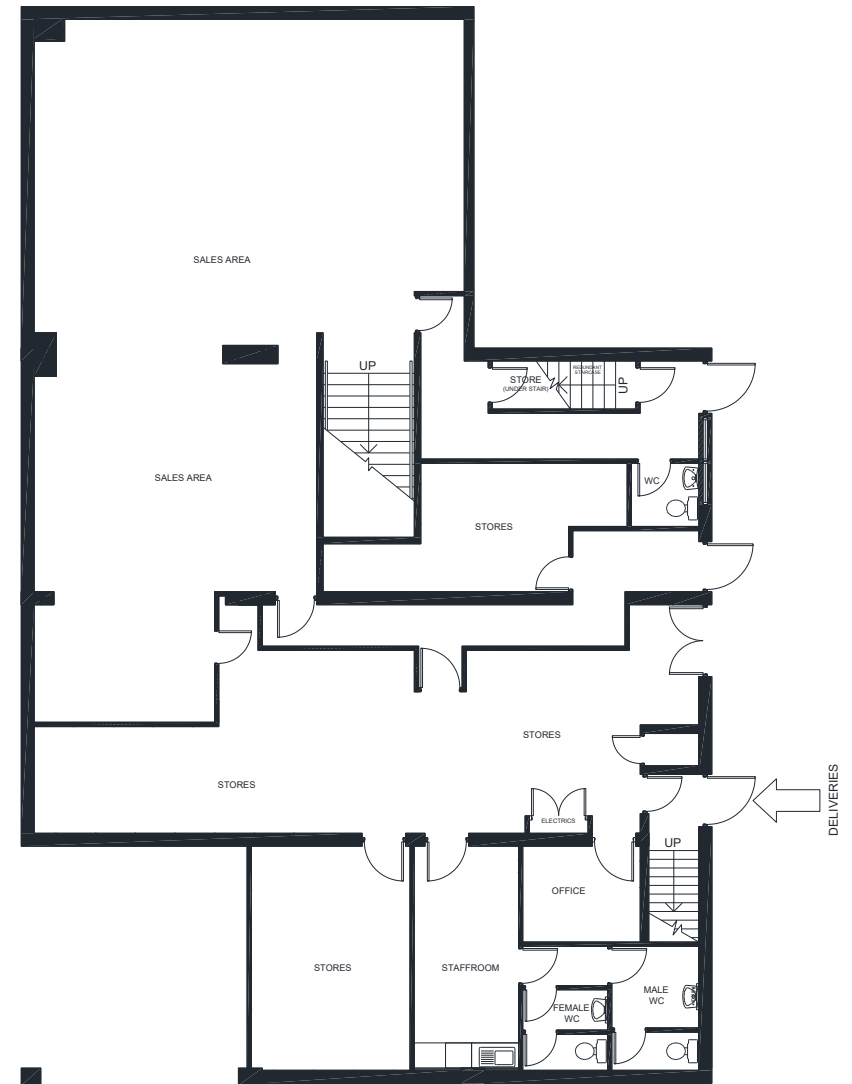
## VAT

The building is elected for the purposes of VAT. Therefore, VAT will apply to any transaction.

# INDICATIVE FLOOR PLANS



GROUND FLOOR



BASEMENT



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Linda Cameron**

[linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk)



**Reece Henderson**

[r.henderson@shepherd.co.uk](mailto:r.henderson@shepherd.co.uk)

**Shepherd Chartered Surveyors**

Hazel House, Stoneyfield Business Park,  
Inverness, IV2 7PA

t: 01463 712239



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: June 2026

