

# TO LET DRIVE-THRU OPPORTUNITY

## North Road (A82)

### Fort William PH33 6HU



**Opportunity to acquire a prominent road side drive thru**

**Adjacent occupiers include a Costa Coffee Drive Thru, M&S Foodstore, Aldi, Home Bargains and Argos**

## LOCATION

Located in the western Highlands, Fort William benefits from a strong tourist trade and is the main commercial and administrative centre for this region of Scotland. The town has a resident population of 10,500 persons which increases significantly during the key summer and winter tourist seasons given the attraction of climbing at Ben Nevis, skiing at the Nevis range, walking on the West Highland Way, golfing and the various water sports on Loch Linnhe.

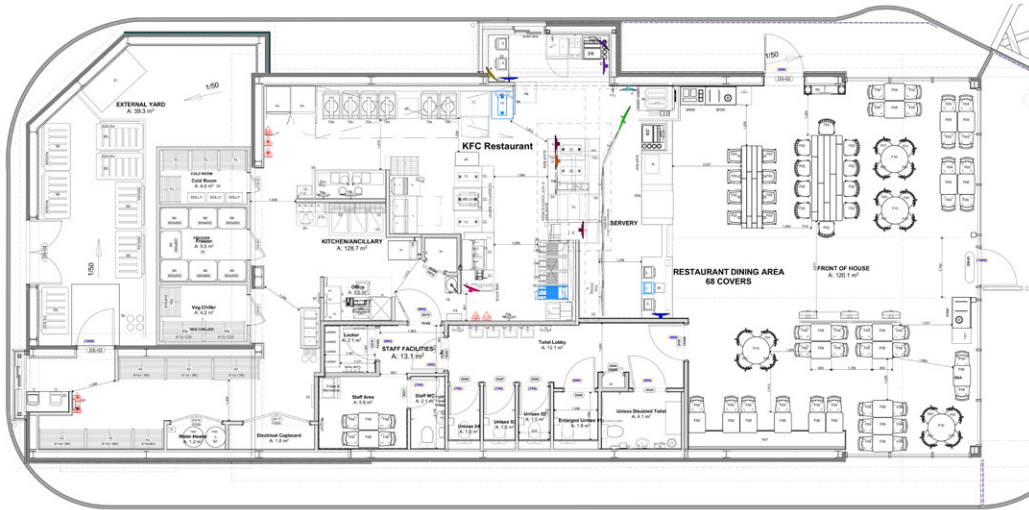
The Drive Thru is positioned on the main A82 North Road which services Fort William and sits immediately adjacent to Costa. Other neighbouring occupiers include M&S, Aldi, Home Bargains, Argos and Poundstretcher. There is also a good mix of industrial and commercial operators in the area to include the likes of Travis Perkins and a substantial provision of hotel and tourist accommodation.

The town is well served by the West Highland railway line as well as regular bus links to Glasgow and Inverness.

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## DESCRIPTION

The subjects comprise a modern, purpose built drive thru extending to approximately 2,800 sq ft, dedicated customer parking, landscaped surroundings and with a large road side totem to display corporate branding.

As built layout plans can be provided on request.

## LEASE

The property is held on a 20 year Full Repairing and Insuring lease from 9/3/20 at a passing rent of £40,000 per annum exclusive of VAT. There are tenant only breaks on the 10th and 15th anniversary of the lease and rent reviews on the 5th, 10th and 15th anniversaries based on compounded interest calculations of 2.5% per annum.

## PREMIUM OFFERS

Premium offers are being sought for my clients leasehold interest.

## RATEABLE VALUE

The Assessors website has the RV listed at £102,000 with estimated Rates Payable of £57,000. Interested parties are advised to make their own enquiries to verify the accuracy of these figures.

## LEGAL & PROFESSIONAL COSTS

Each party will be responsible for their own legal and professional costs incurred.

## PLANT & SYSTEMS

None of the systems or equipment in the property has been tested by us to check they are in working order. Potential tenants should seek to carry out tests and make their own investigations.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti Money Laundering Regulations, the successful tenant will be required to provide two forms of identification and provide confirmation of proof of their source of funding.

## VIEWING & FURTHER INFORMATION

All viewings arranged solely via McParlane & Company.



McParlane & Company  
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