



Tenure

Heritable (Scottish equivalent of Freehold).

Location

Fort William, famous for Ben Nevis, is a popular tourist town on the north-west coast of Scotland, with a population of around 10,500. Communications are good, with the Caledonian Sleeper terminating in the nearby rail station, and the A82 connecting to the remainder of the Highlands.

The property is situated in a pedestrianised position on the south side of High Street, between its junctions with Monzie Square and Cameron Square.

Occupiers close by include Lloyds Pharmacy (adjacent), Fat Face, William Hill, RBS Bank, Superdrug, Costa Coffee and Mountain Warehouse, amongst others.

Description

The property is arranged on ground floor only to provide a banking hall with office and ancillary accommodation to the rear. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:
Ground Floor 164.60 sq m (1,772 sq ft)

Tenancy

The property is at present let to CLYDESDALE BANK PLC for a term of 15 years from 25th March 2008 at a current rent of £37,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease includes a tenant's option to renew the lease for a further term of 15 years from expiry.

Tenant Information

Clydesdale Bank was founded in 1838 and has grown into one of the leading Scottish banks, with a comprehensive network of over 150 branches throughout Scotland, London and the North of England. For the year ended 30th September 2017, Clydesdale Bank plc reported a turnover of £1.037billion, a pre-tax loss of £261 million, shareholders' funds of £3.464 billion and a net worth of £3.125 billion. (Source: Experian 16.08.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 3rd October. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 91 Fort William**.

Fort William

58 High Street

Inverness

PH33 6AH

- **Heritable Bank Investment**
- Town centre location adjacent to Lloyds Pharmacy
- Let to Clydesdale Bank plc
- Lease expiring 2023 (1)
- No VAT applicable
- Current Rent Reserved

£37,500 pa

SIX WEEK COMPLETION AVAILABLE

