

TO LET

OFFICE

FULTON HOUSE, GORDON SQUARE, FORT WILLIAM, PH33 6XY



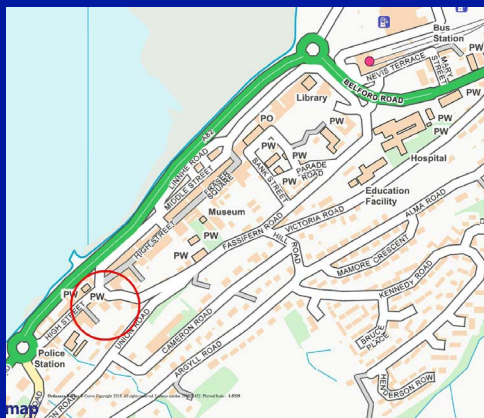
- OFFICE ACCOMMODATION OVER 3 FLOORS
- AVAILABLE AS A WHOLE OR ON A FLOOR BY FLOOR BASIS
- FLOOR AREA: 811 M²(8,730 FT²) OR THEREBY
- ON SITE CAR PARKING
- IMMEDIATE ENTRY AVAILABLE
- SITUATED WITHIN POPULAR TOURIST TOWN
- EASY ACCESS TO MAIN A82 TRUNK ROAD

LOCATION

Fort William is situated at the head of Loch Linnhe in the Lochaber region of the Highlands. The town is located approximately 112 miles to the north west of Glasgow and 68 miles to the south west of Inverness. It is the largest town in the Western Highlands and a popular tourist destination. The West Highland Way walking route runs from Milngavie on the outskirts of Glasgow ending on the main street in Fort William.

The town enjoys good transport links with the A82 trunk road linking Fort William to Inverness and Oban. The town is well serviced by both bus and rail connections with a railway station situated on the West Highland Line.

The subject premises are situated on Gordon Square a short distance from the south western end of Fort William High Street within easy access to the town centre and all amenities.



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DESCRIPTION

The subjects comprise a mix of cellular and open plan office accommodation over ground, first and second floors within a larger masonry building with a Mansard roof clad with slate on its side elevations. The offices have their own dedicated entrance leading into a central stairwell core incorporating toilet facilities on all floors. The space benefits from plasterboard walls and ceilings with surface mounted fluorescent strip lighting and electric storage heating.

The property has the benefit of a dedicated car park to the rear of the building.

FLOOR AREAS

The property extends to the undernoted approximate floor areas:-

Floor	m ²	ft ²
Ground	269	2,896
First	270	2,906
Second	272	2,928
Total	811	8,730

RENTAL

Rent on application. Please contact the marketing agents for further details.

LEASE TERMS

The property is available to Lease on full repairing and insuring Lease terms for a period to be agreed

PLANNING

The subject property has the benefit of Class 4 (Business) Consent in terms

of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Other uses may also be suitable subject to local authority approval. Please contact the agents to discuss any proposals

RATEABLE VALUE

The property is listed within the current Valuation Roll with a Rateable Value of £94,000. The Uniform Business Rate for 2017/2018 is 49.2 pence for properties with an NAV/RV greater than £51,000.

ENERGY PERFORMANCE RATING

Details available upon request.

VAT

VAT will apply to any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole marketing agents:-

Sandy Rennie

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.