

**TO LET/
MAY SELL**

**MODERN DRIVE-THRU
OPPORTUNITY**

STANDALONE UNIT
(FORMER KFC)

PRIME LOCATION WITH PROFILE
TO NORTH ROAD (A82)

EXTENDS TO 260.13 M² (2,800 FT²)

27No. ON SITE PARKING SPACES

SUITABLE FOR VARIOUS USES,
SUBJECT TO PLANNING

RENT: £75,000 PER ANNUM

SALE: OFFERS OVER £795,000



VIDEO TOUR

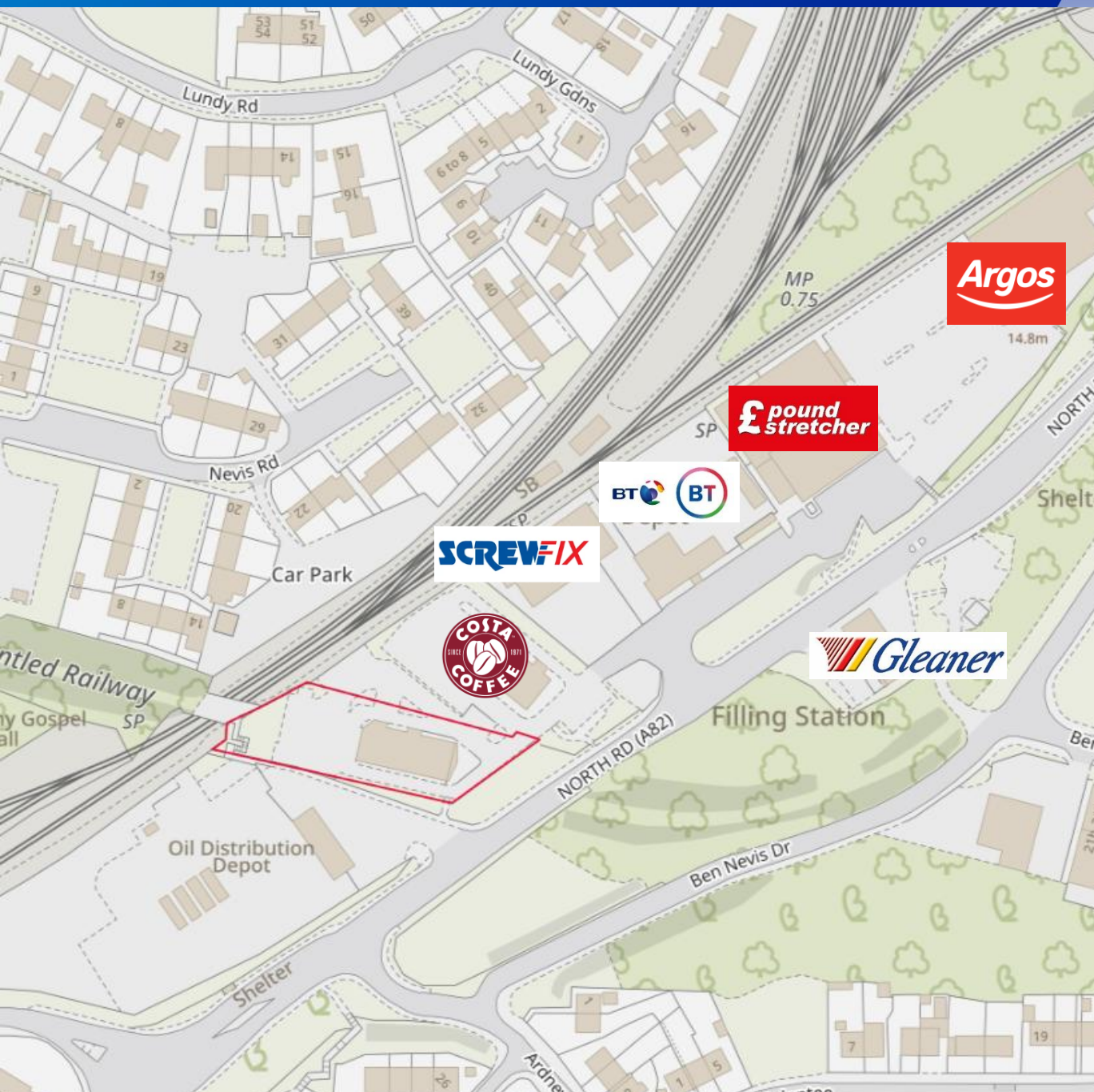


WHAT 3 WORDS

NEVIS SQUARE, NORTH ROAD, FORT WILLIAM, PH33 6SU

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LOCATION

Fort William is the main commercial and administrative hub for the western Highlands, with a population of approximately 10,500. This increases substantially during peak tourist seasons, driven by visitors drawn to Ben Nevis, the Nevis Range ski resort, the West Highland Way, Loch Linnhe, and other outdoor attractions.

The Drive Thru occupies a prominent roadside position on the A82 North Road – the primary route through Fort William – and sits immediately adjacent to Costa. Nearby occupiers include M&S Foodhall, Aldi, Home Bargains, Argos, and Poundstretcher, with additional trade operators such as Screwfix and Travis Perkins. The area also supports a range of hotels and visitor accommodation.

Fort William is well connected via the West Highland railway and regular bus services to Glasgow, Inverness, and surrounding towns.

DESCRIPTION

The subjects comprise a modern, high-quality Drive Thru unit extending to approximately 2,800 sq ft (260.13 m²), purpose-built for food and beverage operators. It includes a dedicated drive-thru lane, a well-planned internal layout, and service yard provision to support high-volume trade.

The site offers 27 customer parking spaces (including accessible bays), attractively landscaped surroundings, and a prominent roadside totem sign with strong visibility to traffic on the A82.

Constructed to a high modern standard, the unit provides a flexible layout, contemporary finish, and all infrastructure expected by national operators. Its strategic roadside setting, co-location with major brands, and strong access make it a rarely available opportunity in the Fort William market.

FLOOR AREA

The approximate gross internal area extends to 260.13 m² (2,800 ft²).



SERVICES

The property is connected to mains water and electricity, with drainage to the public sewer.

RATEABLE VALUE

The property is entered in the Valuation Roll as follows:

Restaurant | 01-APR-26 | NAV/RV: £92,250

Indicative rates payable (2026/27): £49,353

A new occupier can appeal the Rateable Value following a change of occupation.

EPC

The EPC and Recommendation Report can be provided on request.

PLANNING

The property is ideally suited to continued use as a Drive Thru but offers potential for a range of alternative roadside uses, subject to planning. Its prominent frontage, excellent visibility, and dedicated parking make it attractive to retail, leisure, and service operators.

LEASE / SALE TERMS

The subjects are available on a new Full Repairing and Insuring (FRI) lease at a rent of £75,000 per annum, exclusive of VAT.

The Heritable interest is also available For Sale with vacant possession at Offers Over £795,000, exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

In the usual manner, the ingoing tenant or purchaser will be responsible for Land and Buildings Transaction Tax (LBTT), Registration Dues, and any VAT applicable.



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: JULY 2026

Get in Touch

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



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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.

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