

FOR SALE / MAY LET

RETAIL

GROUND FLOOR &
BASEMENT RETAIL UNIT

FLOOR AREA: 176 M² (1,898 FT²)

PROMINENT PITCH

LARGE GLAZED DISPLAY
FRONTAGE

CAR PARKING NEARBY

EARLY ENTRY AVAILABLE

SALE PRICE:
OFFERS OVER £150,000

RENT ON APPLICATION



WHAT 3 WORDS



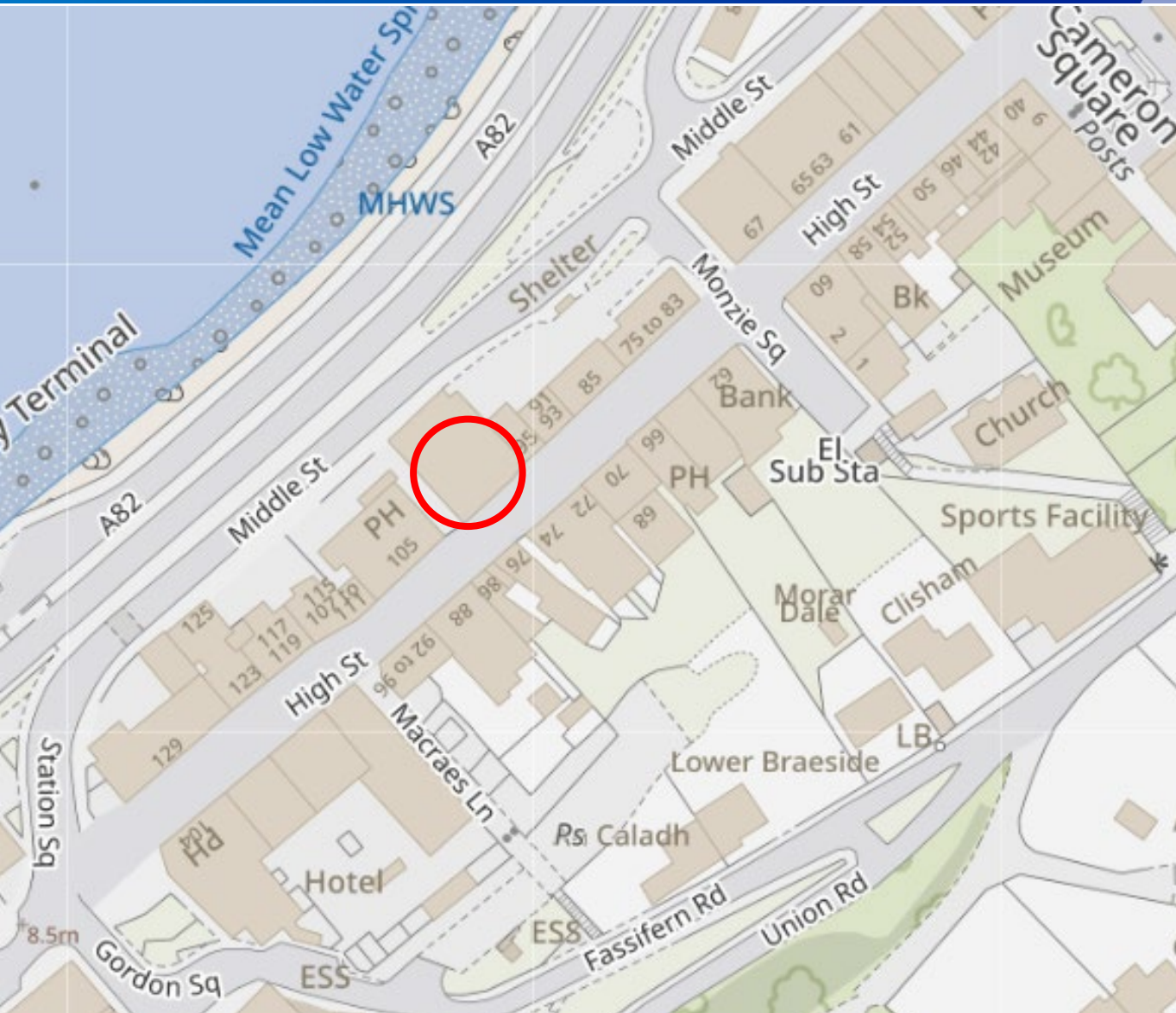
VIRTUAL TOUR

99 HIGH STREET, FORT WILLIAM, PH33 6DG

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www.shepherd.co.uk





LOCATION

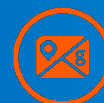
Fort William is the major town of the south-western Highlands of Scotland, sitting at the head of Loch Linnhe, a sea loch, and at the foot of Ben Nevis. The town is located 1-5 miles north of Glasgow, 50 miles north of Oban and 65 miles southwest of Inverness. Ben Nevis, the highest Mountain Range in the UK is the largest contribution in the West Highlands serving the commercial centre of Lochaber.

It has an immediate resident population of approximately 10,500 persons. The population often expands to several times this number through the winter and peak summer periods with visitors from all over the world coming to the area to experience the huge range of outdoor activities and sports available within the locality. Lochaber is currently deemed the outdoor capital of the UK and further information can be obtained at www.outdoorcapital.co.uk. Activities available include; climbing, walking, cycling, mountain biking, golfing, skiing and various water sports.

Nearby tourist attractions include Ben Nevis, the highest mountain in the United Kingdom which itself attracts over 400,000 visitors per annum, the West Highland Way which is walked by 70,000 people annually, the Great Glen Way, the Nevis Ski range and the Caledonian Canal and Loch Linnhe.

The subject property is located on the northern side of Fort William High Street at its western end between Monzie Square and Station Square. The shop occupies an excellent retailing pitch on the High Street which comprises the principal retail thoroughfare in the town. It is a relatively long pitch providing a good range of both local and national traders.

GROUND & BASEMENT RETAIL UNIT
FORT WILLIAM TOWN CENTRE



FIND ON GOOGLE MAPS



DESCRIPTION

The property comprises a ground floor and basement retail unit set within a wider 3-storey and basement building of masonry construction under a Mansard design roof with pitched sides clad with slates. The building provides retail shops on the ground and basement floors with offices on the upper floors, currently occupied by Lochaber Housing Association.

Internally the shop provides an open plan sales area currently fitted out as a Trespass store with display areas, a fitting room and a sales counter to the rear with a staircase leading to the basement floor. The shop enjoys a large glazed display frontage with inset glazed double entrance doors. A suspended ceiling grid is fitted throughout the ground floor sales area incorporating spotlighting and ceiling mounted electric heaters.

The basement provides a further sales area also fitted with a suspended ceiling grid with fluorescent lighting. It also provides stock storage space, a staff kitchen and toilet facilities.

PLANNING

The subjects are currently operated as a retail unit falling under Class 1A (Shops, Financial, Professional and Other Services) planning use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

FLOOR AREAS

The unit extends to the undernoted floor areas:-

Accommodation	M ²	FT ²
Ground Floor – Sales Area	83.31	897
Basement – Sales Area, Store, Kitchen & Staff Toilets	93.00	1,001
Total:	176.31	1,898



RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a NAV/RV of: £15,500. The unit may qualify for tapered rates relief in terms of the Small Business Bonus Scheme.

EPC

The retail unit has an EPC Rating "XX".

The EPC Certificate and Recommendations Report are available on request.

SALE

The subjects are offered for sale subject to vacant possession with offers over: £150,000 invited, exclusive of VAT.

LEASE

Our client may consider a potential lease over the property on full repairing and insuring lease terms for a duration to be agreed. Rent on application.

ENTRY

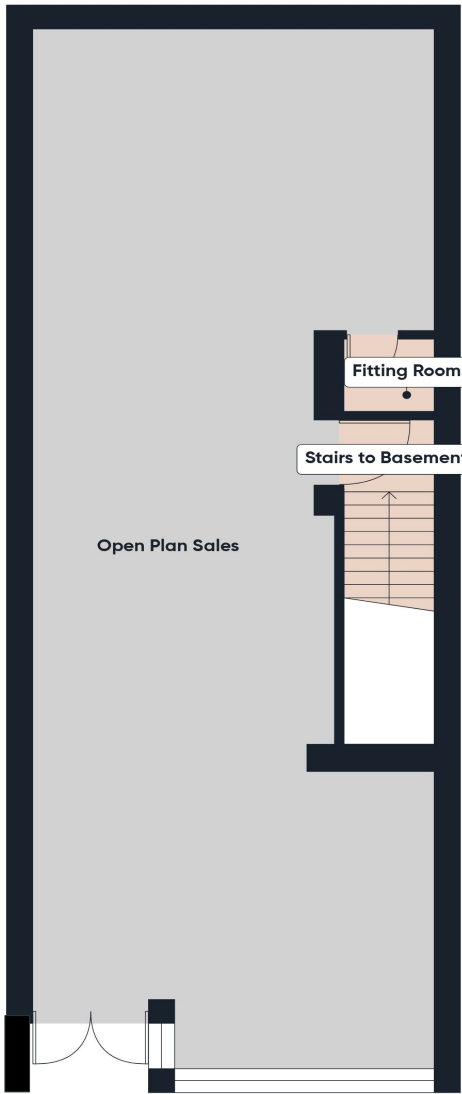
Early entry is available, subject to mutual agreement.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser/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.



GROUND FLOOR



BASEMENT





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: May 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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