

TO LET

BAR/RESTAURANT

GROUND FLOOR
BAR/RESTAURANT
PLUS MEZZANINE SEATING

FLOOR AREA: 164 M² (1,766 FT²)

PART OF NEVISPORT BUILDING

LOCATED IN POPULAR
PEDESTRIANISED AREA

CAR PARKING ADJACENT

EXTERNAL SEATING AREAS

IMMEDIATE ENTRY AVAILABLE

RENT: £15,000 PER ANNUM



WHAT 3 WORDS

AIRDS CROSSING, HIGH STREET, FORT WILLIAM, PH33 6EU

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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. Fort William 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 town also regularly hosts the Mountain Bike World Cup which attracts over 40,000 people and the annual Caledonian Challenge attracting a large number of walkers. The area also hosts the British Downhill Mountain Bike Series Event, the Scottish Six Days Trail motorbike races and the UK National Soling Sailing Championships.

BAR / RESTAURANT
FORT WILLIAM TOWN CENTRE



FIND ON GOOGLE MAPS

The subject property forms part of the prominently located Nevisport building at the northmost end of Fort William High Street within the pedestrianised area.



DESCRIPTION

The property comprises a bar/restaurant at ground floor level with its own dedicated entrance. The available bar/restaurant space is set within the wider 2-storey Nevisport building which mainly provides retail space offering outdoor clothing and equipment. There is also a café operating on the first floor.

The Nevisport building is of an attractive bespoke design with multi-pitched roof projections and large glazed sections.

The ground floor self-contained pub/restaurant provides a bar servery with feature stone cladding. The current layout offers both fixed and open plan seating areas. There is additional internal seating provided at a first floor mezzanine level accessed via a staircase leading directly from the open plan bar area. There are glazed sliding doors leading out from the first floor mezzanine to a further external mezzanine area which provides scope for further tables/seating on the northmost elevation of the building.

To the rear of the bar is a kitchen/prep area plus beer/bottle storage areas. Ladies, gents and disabled toilet facilities are provided at ground floor level within a common area of the wider building, accessed directly off the bar area.

Parade Gardens Car park provides off-street car parking directly adjacent to the Nevisport Building.

PLANNING

The subjects were most recently operated as a pub/restaurant under Use class: Sui Generis planning use consent which may continue.

Other potential uses may be possible, subject to securing the appropriate Planning Permission from The Highland Council.



FLOOR AREAS

The accommodation and corresponding floor areas are detailed within the table below:-

| Accommodation | M ² | FT ² |
|--|----------------|-----------------|
| <u>BAR/RESTAURANT</u> | | |
| Ground Floor – Bar area with fixed and open plan seating, Kitchen, Prep Area and Beer Store. | 145.38 | 1,565 |
| First Floor – Mezzanine Seating Area | 18.65 | 201 |
| Total: | 164.03 | 1,766 |

In addition, there is scope for further external tables/seating on the external mezzanine area available to the bar/restaurant.

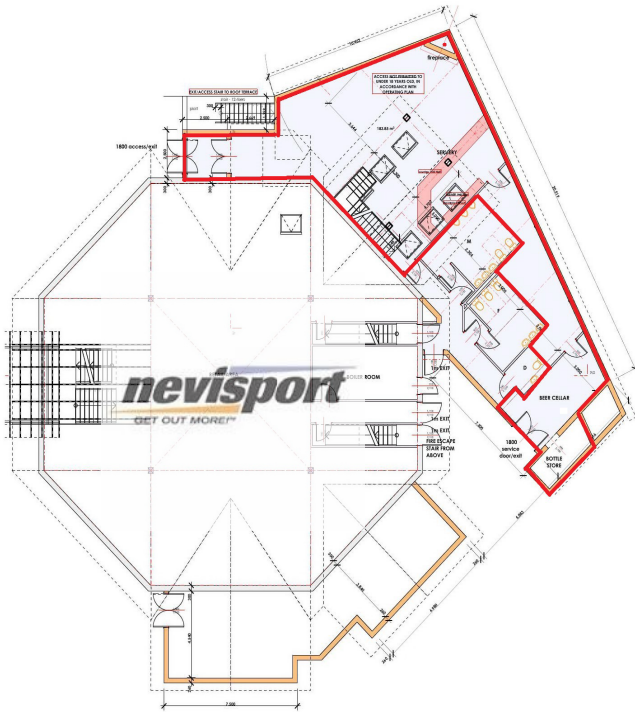
RATEABLE VALUE

The bar/restaurant demise will require to be assessed for business rates on the occupation of a new tenant. The subjects may qualify for rates relief

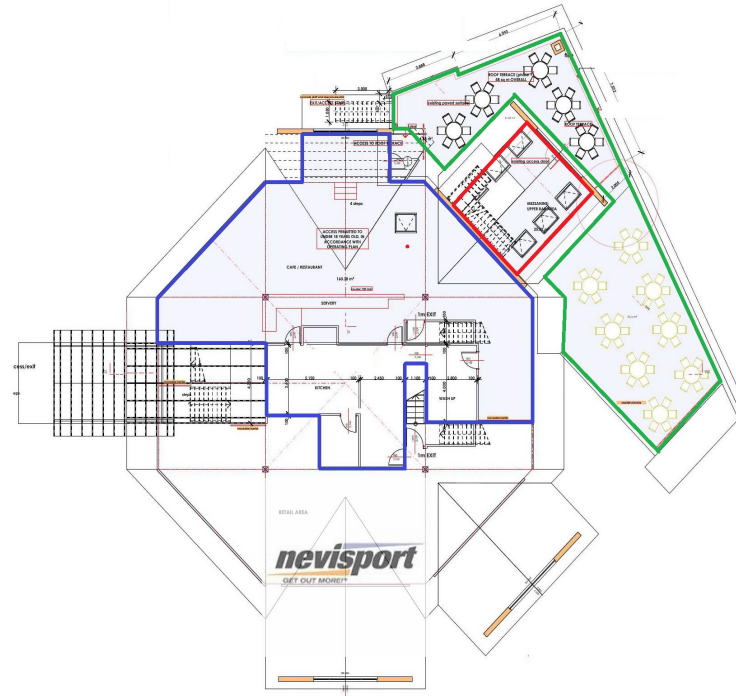
EPC

The Building has an EPC Rating "F".

The EPC Certificate and Recommendations Report are available on request.



GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR BAR/RESTAURANT & FIRST FLOOR MEZZANINE SEATING
SHOWN IN RED OUTLINE**

EXTERNAL MEZZANINE SEATING AREA SHOWN IN GREEN OUTLINE

FIRST FLOOR CAFÉ AREA OUTLINED IN BLUE - LET TO COZY CAFÉ

THE OPPORTUNITY

The ground floor Bar/Restaurant is not currently trading and is available for immediate occupation on terms to be agreed.

The subjects may suit alternative uses, subject to securing the appropriate planning consent.. Please discuss any proposals with the marketing agents.

RENT

The bar/restaurant is available "To Let" on Full Repairing and Insuring lease terms for a duration to be agreed.

We are inviting rental offers of £15,000 per annum, exclusive of VAT.

SERVICE CHARGE

A minimal service charge cost will apply in respect of the common parts of the property.

LEGAL COSTS

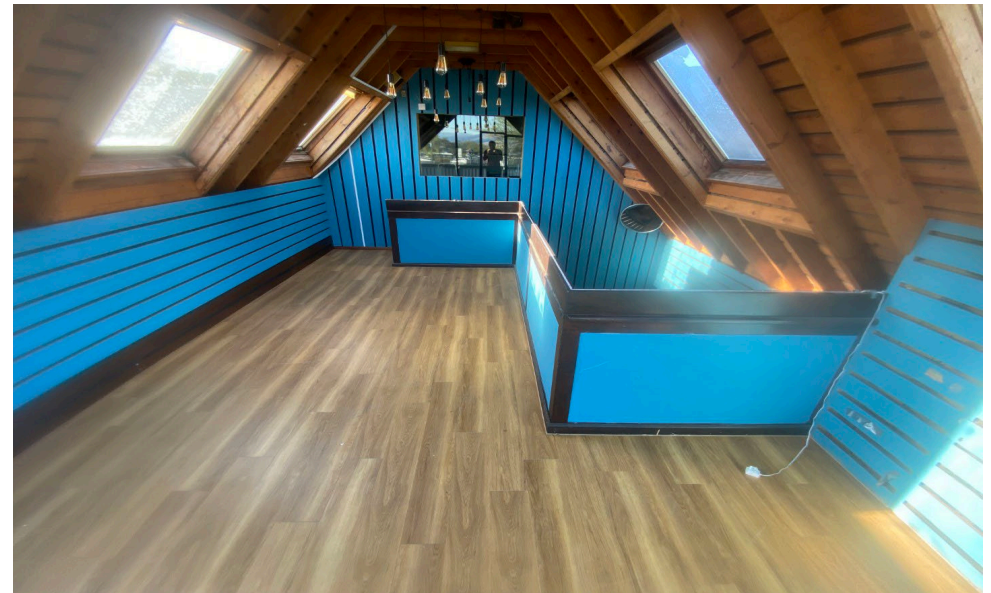
Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the 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.







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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