



Cancer Research, 8 High Street, Fort William, PH33 6EU

Located In Prime Retailing Precinct

- Ground & Bsm
- 1,463sq ft
- Let To Cancer Research
- Expiry July 2028
- Passing £22,000p.a.
- Sale: P.O.A

#### LOCATION

Fort William is the largest town in the West Highlands and a popular tourist destination. The A82 connects the town with Inverness to the north east, and Oban to the south west. Activities such as hill walking, climbing, cycling, mountain biking, skiing and a variety of water sports are available to both visitors and locals.

The subject property is part of the Tweedale buildings, along with other occupiers including Boots, WH Smith and the Post Office. There is a large Tesco Metro directly opposite and parking immediately behind the unit.

#### PROPERTY

The subjects form the ground and basement floors of a larger 3 storey building with residential above. The property benefits from a large glazed frontage and rear car parking.

The property has been extensively refurbished by the tenant in keeping with their corporate specifications.

#### AREA

The property extends to the following internal area

Ground: 56.2sqm (605sq ft)  
Bsm: 79.7sqm (858sq ft)  
Total: 135.9sqm (1,463sq ft)



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**NAV/RV**  
£41,000

**LEASE SUMMARY**

The property is held on a full repairing and insuring head lease to Cancer Research UK expiring 31st July 2028 at a passing rent of £22,000p.a.

**PRICE**

The property is available on a freehold basis, price on request

**V.A.T.**

Figures quoted exclusive of V.A.T

**LEGAL**

Each party shall bear their own legal costs incurred in the transaction

**VIEWING**

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

**TSA Property Consultants**

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**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.