

**Unit 6 Lochybridge, North Road
Fort William, PH33 6TQ**

To Let / Airson Màl



**Large yard space with 2 detached buildings
1196 sq.m total area or thereby
Suitable for Use Classes 4, 5 and 6**

**Offers over £12,000 per annum,
exclusive of VAT**

**To view all property available for lease, please visit our webpage:
www.highland.gov.uk/propertyletting**

Location & Description:

The property is located within a cul-de-sac off North Road, Lochybridge and forms part of a small industrial estate. It comprises 2 detached, single-storey units and a large tarmac yard space.

The larger unit (125 m² or thereby) is of concrete block construction and can be accessed via two pedestrian roller doors. There is a small enclosed area surrounding one access door. Internally, the building is divided into several rooms, all in need of modernisation. The smaller building (52 m² or thereby) is suitable for dry store use only and accessed via a pedestrian door. The units will be let in their current condition.

Electricity, water and drainage are available within the site. Prospective tenants should satisfy themselves in this regard.

Energy Performance Certificate: TBC

Lease Terms & Conditions: We are offering this property for lease on tenant full repairing terms for an initial period of five years. Our standard industrial lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three months' notice being required.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on our website in our handbook - "A Guide for Industrial & Commercial Tenants":

www.highland.gov.uk/info/6/commercial_land_and_property

You will be responsible for meeting all the fees and costs of preparing and registering the lease. You will be liable for any LBTT, Registration Dues and VAT thereon.

Rent, VAT, Property Insurance & Utilities:

You will pay the first quarter's rent and insurance before taking entry and thereafter monthly in advance by Direct Debit. The current insurance premium is £338.66 per annum. The rent and insurance are exempt of VAT.

You will be responsible for choosing your utility suppliers (e.g. electricity, water and sewerage) on taking entry to the property and paying all charges during your tenancy.

Viewings: Please contact us on telephone 01463 785128 or send us an email at property.letting@highland.gov.uk

Planning:

The property is located withing a mixed commercial area and your proposed use will require the Council's consent both as landlord of the property and as a Planning Authority.

You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required.

Please visit the Planning Permission section on Highland Council's website for more information.

Rateable Value & Annual Business Rate:

The property's Rateable Value will be need to be re-assessed, previously was £20,900. The 2024/25 Annual Business Rate is 49.8p. Up to date information: <https://www.mygov.scot/non-domestic-rates-calculator>

Are You Interested in This Property?:

To request an application pack, please contact Property Letting at Council Headquarters at:

Email: property.letting@highland.gov.uk

Telephone: (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from www.highland.gov.uk/propertyletting

Your application must be accompanied by a bank reference, confirming your financial standing and your ability to meet the financial obligations of the proposed lease:

And for existing businesses, copies of the last three years certified final accounts;

Or for new businesses, a business plan detailing the first year's anticipated cash flow statement, along with summary figures for years two and three.

As the bidding process is sealed, it is your responsibility to obtain the reference from your bank.

We have amended our usual Closing Date procedures. Therefore, if you wish to submit an application, **you may email the application form and supporting documents to:**

property.offers@highland.gov.uk

Please clearly state **Unit 6, Lochybridge** in the subject line of your email.

All applications properly received by 12 noon on the closing date will be opened and processed.

The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed. Prepared 16/06/2025

Location Plan & Photos - Unit 6 Lochybridge, North Road, Fort William, PH33 6TQ



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