

6 WEEK COMPLETION



SITUATION

Located in this prime pedestrianised High Street position adjacent to a **Clydesdale Bank** and amongst a host of multiples such as **Edinburgh Woollen Mill, Fat Face, Boots, WH Smiths, M & Co, Stead & Simpson** and **Lloyds TSB**. Fort William is the largest town in the West Highlands of Scotland, approximately 70 miles north-west of Glasgow and is a popular tourist destination for Ben Nevis, the United Kingdom's tallest mountain.

PROPERTY

Forming part of a 3 storey terraced parade comprising a **Ground Floor Double Shop** with internal access to **Ancillary Storage** on the two upper floors.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	50'4"	
Internal Width	42'10"	
Shop & Built Depth	39'10"	
Sales Area	Approx	940 sq ft
Dispensary Area	Approx	265 sq ft
Store Area	Approx	35 sq ft
First Floor Storage Area	Approx	490 sq ft
Second Floor Storage Area	Approx	390 sq ft

Total Area **Approx 2,120 sq ft**

VAT is NOT payable in respect of this Lot

FEUHOLD (Scottish equivalent to English Freehold)

£37,250 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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TENANCY

The property is let on a full repairing and insuring lease to **Lloyds Pharmacy Ltd (see Tenant Profile)** for a term of 15 years from 25th March 1999 (**See Note**) at a current rent of **£37,250 per annum** exclusive.

TENANT PROFILE

Lloyds Pharmacy is the largest community pharmacy operator in the UK with over 1,650 branches (source: www.lloydspharmacy.com). Turnover for the year ending 31st December 2011 was £1.76 billion, pre-tax profits £57.18 million and net worth £58.5 million.

Note: The lessees have expressed an interest, subject to Board approval, in taking a new lease for a term of 15 years at a commencing rental of £27,250 p.a. with 5 yearly rent reviews and a tenant's break at the end of the 10th year.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE