

TO LET

**OFFICE/WORKSHOP/
STORE**

**ATTRACTIVE DETACHED DOUBLE
UNIT WITH ON-SITE PARKING**

KINLOCHLEVEN BUSINESS PARK

FLOOR AREA: 159 M² (1,715 FT²)

POPULAR TOURIST DESTINATION

DDA COMPLIANT BUILDING

**QUALIFIES FOR 100%
SMALL BUSINESS RATES RELIEF**

**SUITABLE FOR VARIOUS USES,
SUBJECT TO PLANNING**

**EASY CONNECTION TO A82
TRUNK ROAD**

RENT: £12,000 PER ANNUM



WHAT 3 WORDS

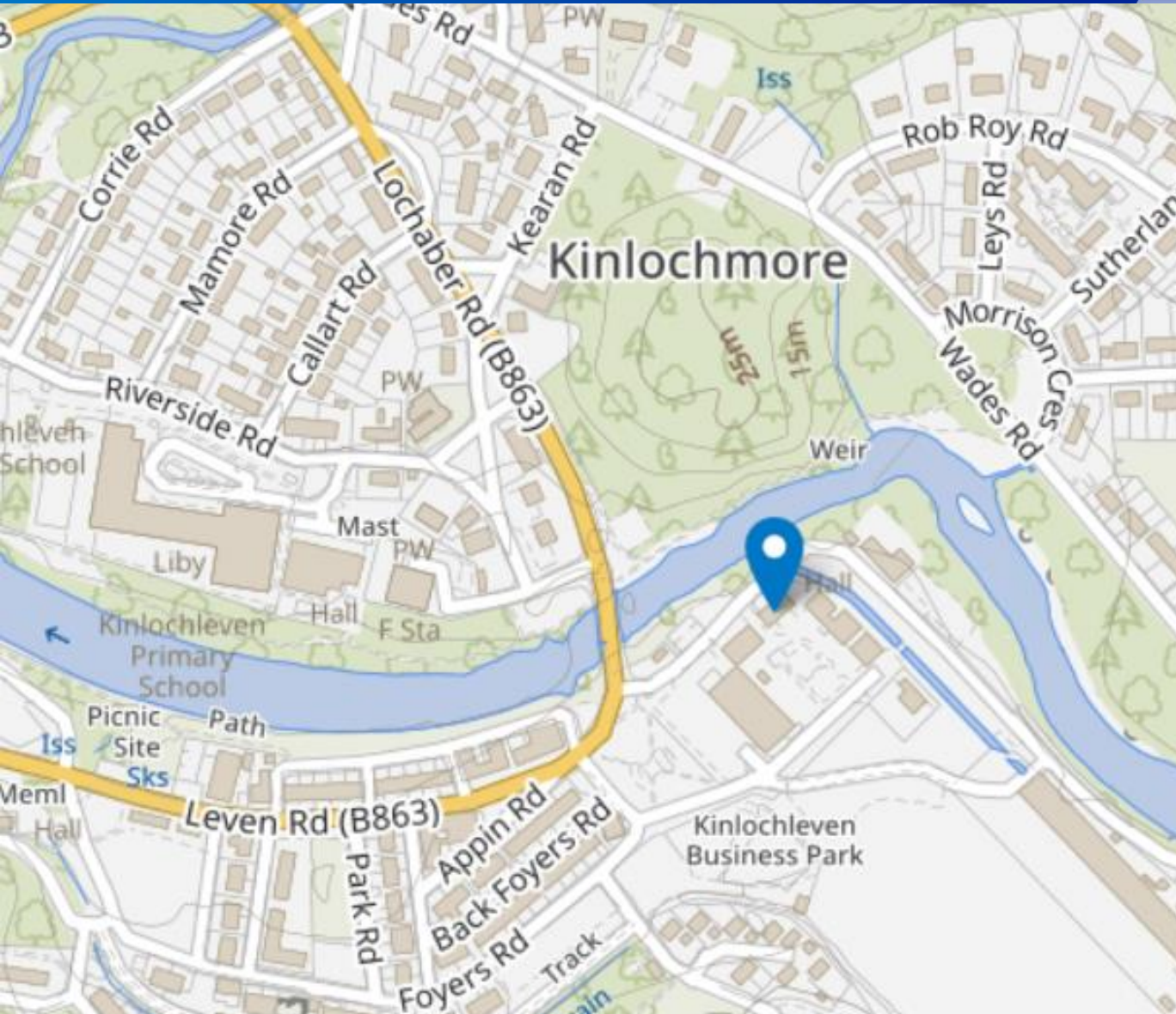


VIDEO TOUR

**UNIT 1A/1B NETWORK COURT
KINLOCHLEVEN BUSINESS PARK, KINLOCHLEVEN, PH50 4SH**

**CONTACT: Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk
01463 712239 | www.shepherd.co.uk**





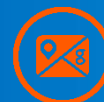
Location

Kinlochleven is a village located approximately 21 miles to the southeast of Fort William and 7 miles northeast of Glen Coe. The village lies in the Ben Nevis and Glen Coe National Scenic Area at the eastern end of Loch Leven and the surrounding area includes the Mamore Ridge and the mountains of Glen Coe. The village lies just off the A82 main Inverness to Fort William road on the B863 near the Ballachulish Bridge. Local amenities include a doctor's surgery, a library, primary and secondary schools, a Co-operative store as well as a number of bars, restaurants, hotels and guest houses. The subject building is prominently positioned just off the main B863 Leven Road and located within Kinlochleven Business Park. River Leven Ales brewery operates immediately adjacent as does Aches and Gains Gym.

Fort William is located 105 miles north of Glasgow, 50 miles north of Oban and 65 miles southwest of Inverness. The town is situated at the foot of Ben Nevis, the highest Mountain Range in the UK and is the largest conurbation in the West Highlands serving as the commercial centre of Lochaber. It has an immediate resident population of approximately 10,000 persons and offers a huge range of outdoor activities and sports available within the locality. The town is deemed the outdoor capital of the UK. Activities available include climbing, walking, cycling, mountain biking, golfing, skiing and various water sports. The town has a railway station on the West Highland Line with regular services from Glasgow to Mallaig.

The village is popular with tourists given it is the penultimate stop on the West Highland Way before Fort William and is an important tourism destination in the Scottish Highlands for mountain pursuits. The West Highland Way attracts over 120,000 walkers each year and plays a vital role in the Kinlochleven economy. It is a 96-mile route running from the north of Glasgow to Fort William.

Kinlochleven Business Park
Kinlochleven



FIND ON GOOGLE MAPS



Description

The property comprises a standalone double unit of masonry construction under a pitched and slated roof. The building incorporates arched window projections with attractive feature stonework sections. There is a timber fenced enclosed area surfaced with cushion matting on the north-west elevation of the building and parking space for approximately 4 cars is provided on the south-east most elevation of the building.

The building is DDA compliant with all access/egress doors having ramps fitted to facilitate wheelchair access to the building.

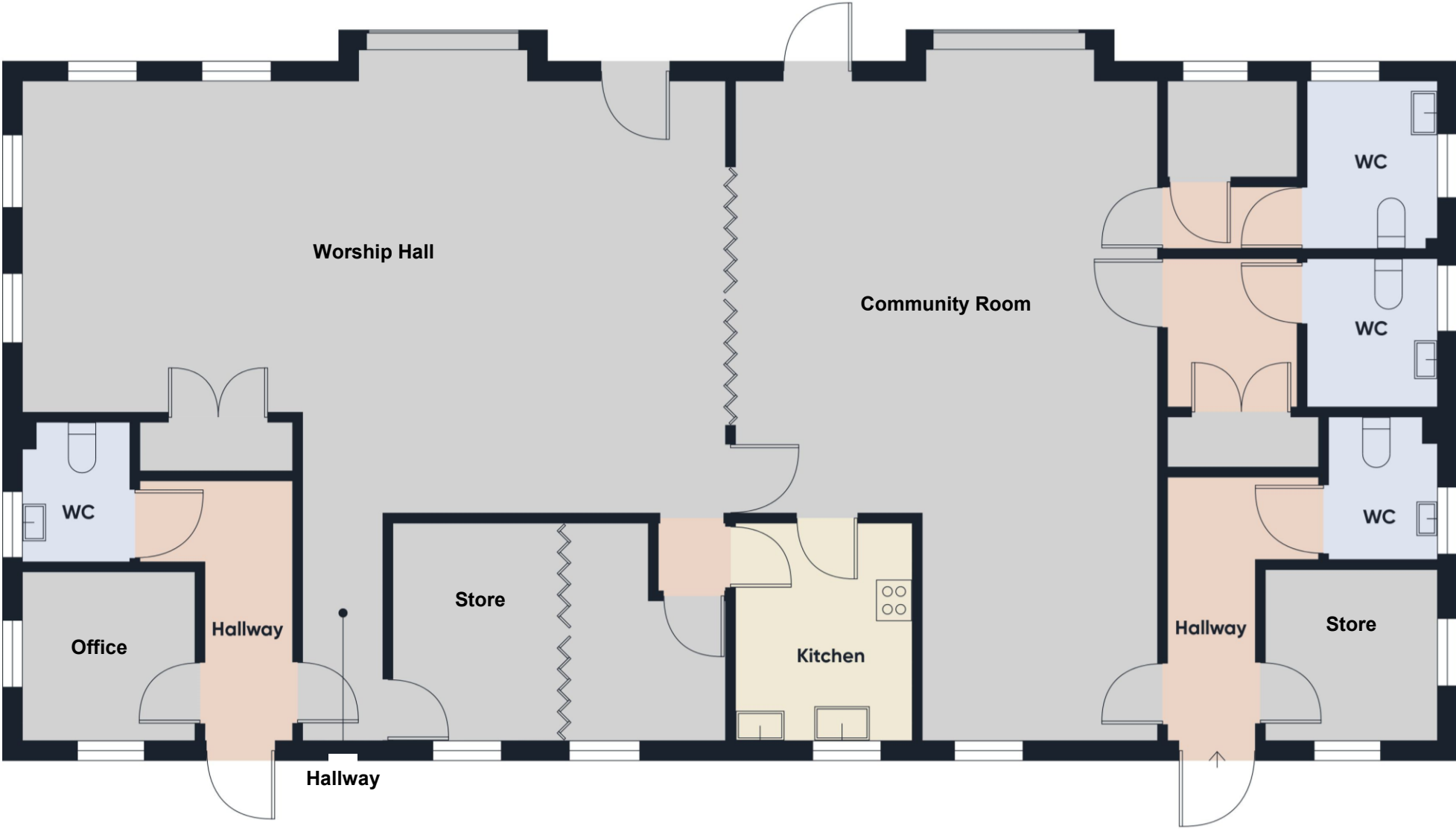
Internally the building is bright with lots of natural light from a high number of double glazed windows of powder coated aluminium design fitted throughout. The floor is of a solid concrete construction and suspended ceiling grids incorporating fluorescent light boxes are fitted over both the current Worship Hall and Community Room areas. Heating is provided by a mix of electric storage and wall mounted electric panel heaters.

The property is currently let to the Salvation Army who occupy the whole building. However, the unit would easily split to provide 2 separate units. Should this be of interest then please discuss any proposals with the marketing agents.

Floor Area

The property provides ground floor accommodation as detailed within the table below and shown on the layout plan overleaf:-

Accommodation	m ²	ft ²
Ground Floor Worship Hall, Community Room, Kitchen, Office, Stores and Toilet Facilities.	159.28	1,715
Total Floor Area:	159.28	1,715









Lease Terms

The property is available To Let by way of a sub-lease on terms to be agreed.

Rental

A rent of £12,000 per annum, exclusive of VAT is sought for the whole property. Our client may consider sub-leasing the property in 2 separate lots – please discuss any proposals with the marketing agents.

Planning

The property is currently operated as a Salvation Army worship/community hall with offices and stores. The property may suit a number of uses, subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

Rateable Value

The property is entered in the current Valuation Roll with an NAV/RV of: £10,000. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

Energy Performance Certificate

The EPC Certificate and the Recommendations Report will be provided on request.

Legal Costs & VAT

The Head Tenant and Sub-Tenant will be responsible for their own legal costs. The incoming Sub-Tenant will be responsible for the Landlord's reasonably incurred legal costs in addition to any LBTT, Registration Dues and any VAT thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Linda Cameron

linda.cameron@shepherd.co.uk



Neil Calder

n.calder@shepherd.co.uk

Shepherd Chartered Surveyors

Mulberry House, 39-41 Harbour Road,
Inverness, IV1 1UA

t: 01463 712239



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.

www.shepherd.co.uk