



MacArthur Stewart

87 High Street, Fort William, PH33 6DG

fortwilliam@macarthurstewart.co.uk

Tel: 01397 702455 Fax: 01397 705949

www.macarthurstewart.co.uk

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UNIT 1, AIRDS CROSSING HIGH STREET, PH33 6EU

**£15,000
PER ANNUM**

Prime location on Fort
William High Street

Spacious unit with large
window displays

Office/WC

Stockroom with staff area
and kitchen

EPC G-161





Unit 1, Airids Crossing forms a fantastic commercial opportunity with a centrally located premises looking onto the 'The Parade' and Fort William High Street. This spacious unit comprises the main shop floor area, stockroom with kitchen/staff area, office and WC. Unit 1 benefits from large shop window displays and sits alongside Boots the Chemist, Mackay's clothing store and other shops, cafés and restaurants within the busy town of Fort William.

The Town of Fort William offers a wide range of shops, supermarkets, medical and dental facilities, secondary and primary schools and the Lochaber College, along with a host of leisure and sports facilities. Lochaber is celebrated as the 'Outdoor Capital of the UK', offering tourists and residents many opportunities to explore the vast wilderness by foot, mountain bike or canoe. The area has a wide range of outdoor sports, including the Nevis Range outdoor pursuits centre, only a ten minute drive away is the home of World downhill mountain biking, also with mountain gondola and winter ski slopes.

DIRECTIONS: UNIT 1 AIRIDS CROSSING, HIGH STREET, FORT WILLIAM PH33 6EU

From the West End roundabout head north on the A82. At the roundabout, take the 2nd exit on Belford Road. Taking the right turn towards the town centre, onto Middle Street. Following the road past the Alexandra Hotel, bus stop and chip shop. On the right hand side is a parking area and the rear of the unit. The unit is on the High Street and sits beside Room 13.

ENTRANCE AND SHOP FLOOR AREA (12.3m x 8.7m):

Spacious shop floor area with large window displays and double doors providing access to the unit. Access to store room.



STOCKROOM WITH KITCHEN AREA (6.4m x 5.5m):

Large storage area with kitchen space/staff area, benefiting from drawer and base units.



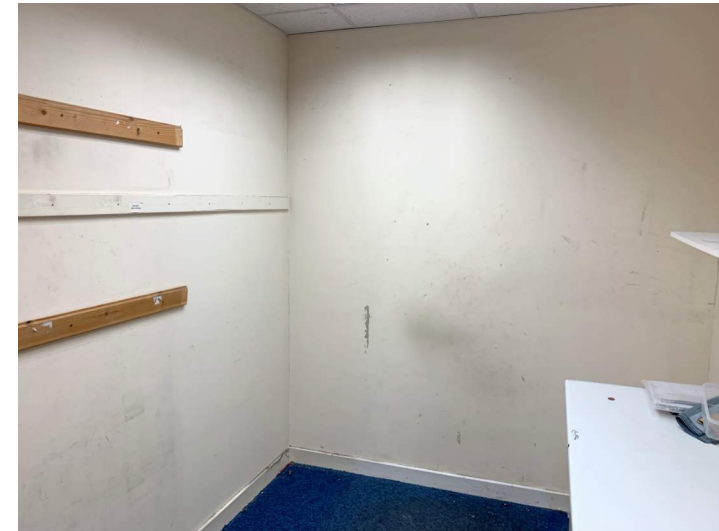
OFFICE (3.4m x 2.09m):

Private access door, carpet flooring and shelving.



WC (2.4m x 1.2m):

Wash hand basin and WC.



Viewings must be arranged through the office. EPC available on our website: www.macarthurstewart.co.uk or on request.



MacArthur Stewart Estate Agents

Tel 01397 702455

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