



2-3 Nevis Square, North Road, Fort William, PH33 6SU

Retail To Let, Fort William

Summary

Tenure	To Let
Available Size	2,800 sq ft / 260.13 sq m
Rent	£65,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Located On Busy Main Thoroughfare
- 27 Car Parking Spaces
- Lease Incentives Available
- Well Presented Former KFC
- 2,800sq ft
- Rent: o/o £65,000p.a.x.

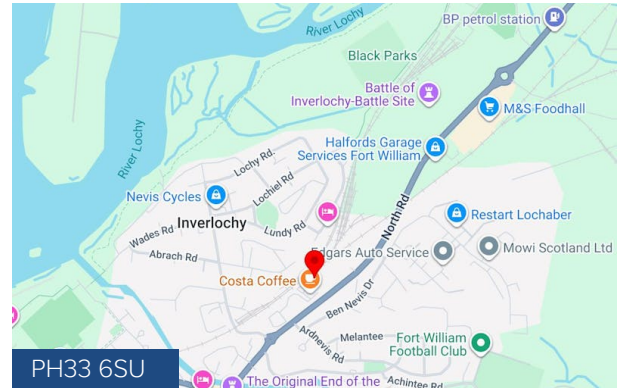
2-3 Nevis Square, North Road, Fort William, PH33 6SU

Summary

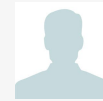
Available Size	2,800 sq ft
Rent	£65,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Modern drive-thru opportunity located on the busy A82 in Fort William, forming part of a prominent roadside scheme with strong national occupiers. Extending to approximately 2,800 sq ft with 27 dedicated parking spaces, the unit offers a high-quality, purpose-built layout suited to food and beverage operators. Rarely available in this key Highland location, the property is available to let at offers over £65,000 per annum.



Viewing & Further Information



Will Rennie

07581396092 | 0141 237 4324

will@tsapc.co.uk

TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/06/2026



2-3 Nevis Square, North Road, Fort William, PH33 6SU

Located On Busy Main Thoroughfare

- Well Presented Former KFC
- 27 Car Parking Spaces
- 2,800sq ft
- Lease Incentives Available
- Rent: o/o £65,000p.a.x.

LOCATION

The Drive Thru occupies a prominent roadside position on the A82 North Road – the primary route through Fort William – and sits immediately adjacent to Costa. Fort William is the main commercial and administrative hub for the western Highlands, with a population of approximately 10,500. This increases substantially during peak tourist seasons, driven by visitors drawn to Ben Nevis, the Nevis Range ski resort, the West Highland Way, Loch Linnhe, and other outdoor attractions.

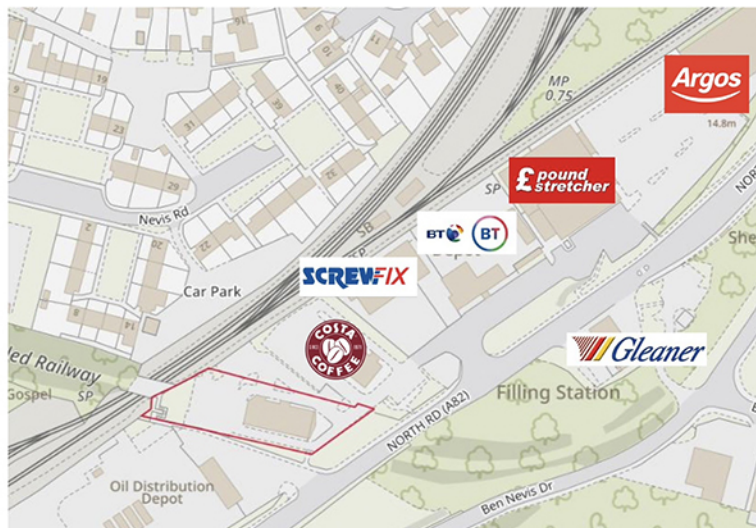
Nearby occupiers include M&S Foodhall, Aldi, Home Bargains, Argos, and Poundstretcher, with additional trade operators such as Screwfix and Travis Perkins. The area also supports a range of hotels and visitor accommodation. Fort William is well connected via the West Highland railway and regular bus services to Glasgow, Inverness, and surrounding towns.

PROPERTY

The property comprises a modern, high-quality Drive Thru unit extending to approximately 2,800sq ft (260.13 m²), purpose-built for food and beverage operators. It includes a dedicated drive-thru lane, a well-planned internal layout, and service yard provision to support high-volume trade.

The site offers 27 customer parking spaces (including accessible bays), attractively landscaped surroundings, and a prominent roadside totem sign with strong visibility to traffic on the A82.

Constructed to a high modern standard, the unit provides a flexible layout, contemporary finish, and all infrastructure expected by national operators. Its strategic roadside setting, co-location with major brands, and strong access make it a rarely available opportunity in the Fort William market.



2-3 Nevis Square, North Road, Fort William, PH33 6SU

Located On Busy Main Thoroughfare

AREA
260.13 m² (2,800ft²)

NAV/RV
£92,250

RENT
The property is available upon a new full repairing and insuring head lease for a negotiable term for o/o £65,000p.a.x.

V.A.T.
The transaction will be subject to V.A.T.

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

TSA Property Consultants
162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)
Will - 07581 396092 (will@tsapc.co.uk)
General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK 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.