



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

FORT WILLIAM FREEHOLD DRIVE THRU OPPORTUNITY | 2,800sq ft with 27 Parking Spaces | Available Immediately | Sale o/o £795,000

Summary

Tenure	To Let / For Sale
Available Size	2,800 sq ft / 260.13 sq m
Rent	Rent on application
Price	Offers in excess of £795,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- *Prominent Roadside Drive Thru
- *2,800sq ft Internally with 27 Parking Spaces
- *Lease Incentive Available
- *Sale: o/o £795,000
- *Modern Construction For Turnkey Operation
- *Costa Coffee Adjacent
- *Rent: o/o £65,000p.a.x

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Summary

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Rent	Rent on application
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Business Rates	Upon Enquiry
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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.

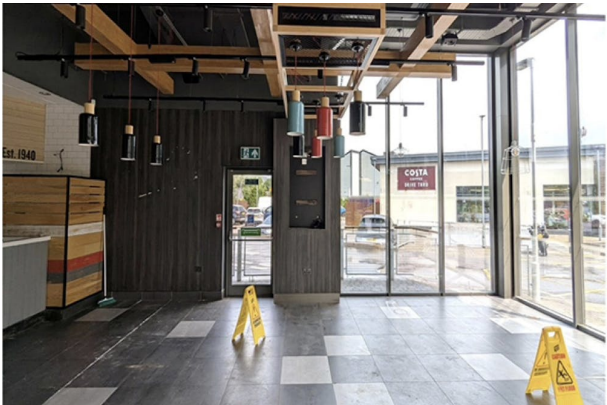
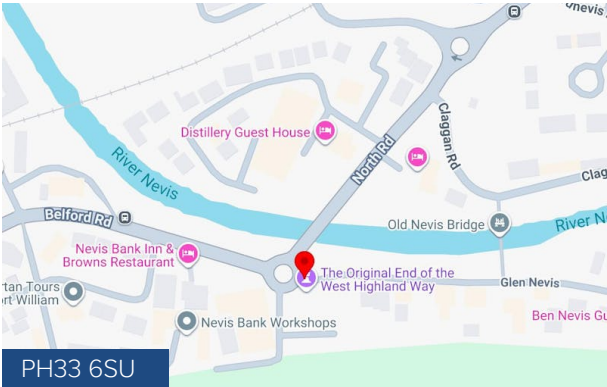
Constructed to a high modern standard, the unit provides a flexible layout, contemporary finish, and all infrastructure expected by national operators. Its strategic roadside setting, co-location with major brands, and strong access make it a rarely available opportunity in the Fort William market.

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.



Viewing & Further Information



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