



TO LET

OFFICE/STORE/WORKSHOP

Neptune's Staircase, Banavie PH33 7NF

Unique location on busy canal towpath

Traditional Building

Approx area 50 sq m (538 sq ft)

Rental offers over £3,500 per annum

Location

The property is situated on a busy towpath on the outskirts of Banavie and lies approximately 3 miles North West of Fort William. Situated at Neptune's Staircase, an internationally famous destination, this is a unique property with potential to capture the tourist trade.

**Description**

The property comprises a Category B Listed single-storey building of approximately 50 sq m (538 sq ft), with stone built walls and pitched slated roof. Internally there are three separate rooms off an entrance hallway.

The property has mains electricity, but does not have a water supply. Keys will be provided to the tenant for use of toilet facilities located a short walk away at the canal side.

Use

The property currently falls under use class 6: Storage and can also be used under class 4: Business, which includes office and workshop uses. Planning permission would be required for a change of use to any other class. For further advice, the planning office at The Highland Council can be contacted on 01349 886 608 or [www.highland.gov.uk/info/205/planning - policies advice and service levels/785/](http://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/785/).

Rating

This property has not been separately assessed for rates by the Scottish Assessor and does not have an entry in the valuation roll at present. Should the Assessor wish to make a separate entry, any future rates liability will be the responsibility of the tenant, however this property may be eligible for rates relief under the Small Business Bonus Scheme.

Rent/Lease Terms

Rental offers over £3,500 per annum are invited. We are seeking offers for a new full repairing and insuring lease on a negotiable term.

EPC

This property is exempt from requiring an Energy Performance Certificate due to its size.

Viewing

For further information or viewing arrangements, please contact:

Hazel Wilson

Estates Surveyor

E-mail: property@scottishcanals.co.uk

Telephone: 07976 526 460

These particulars do not form part of any contract and none of the statements contained in them regarding the property is to be relied on as a statement or representation of fact. Interested parties must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the terms of the Requirements of Writing (Scotland) Act 1995, these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment.