

**To Let**

**Former Bank Premises  
5 St Georges Road  
Millom  
Cumbria  
LA18 4JA**



**Highly prominent location opposite car park**

Millom is situated in south west Cumbria on the edge of the Lake District National Park (and with proposals for the Lake District National Park boundary to be extended to the edge of Millom). Millom lies on 'Britain's Energy Coast' and is approximately 20 miles south of Whitehaven, 4 miles from Broughton-in-Furness and 15 miles north of Barrow-in-Furness.



### Location

The property is situated in a highly prominent location on St George's Road immediately adjacent to the Post Office and with other occupiers in the immediate vicinity including Furness Building Society, Tesco Metro, Co-Operative convenience store and Spa shop. There is a substantial car park immediately opposite the subject property.

### Description

The property comprises the former NatWest Bank arranged over ground and basement floors with the following approximate areas:-

### Accommodation

Ground floor – NIA	169.0 sq m	(1819 sq ft)
Basement	22.2 sq m	(239 sq ft)
<b>TOTAL NIA</b>	<b>191.2 sq m</b>	<b>(2058 sq ft)</b>

### Terms

The property is available by way of a sub-lease out of the existing lease, or an assignment of the existing lease which expires on 23 June 2026.

### Rent

£4,837.50 per annum

### User

Permitted uses are with the former Class A1, A2 or A3 and the property is therefore suitable for use as retail/showroom, office or café/restaurant without the need for any change of use following the changes to the Use Classes Order. Prospective tenants should make their own enquiries of Copeland Borough Council on 01946 598300.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £7,800  
UBR – 49.9p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

The property has an energy performance asset rating of 'D'

### Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

Strictly by appointment through the joint agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings or Avison Young, tel 0151 471 6714, (Jennifer Mallon dealing),

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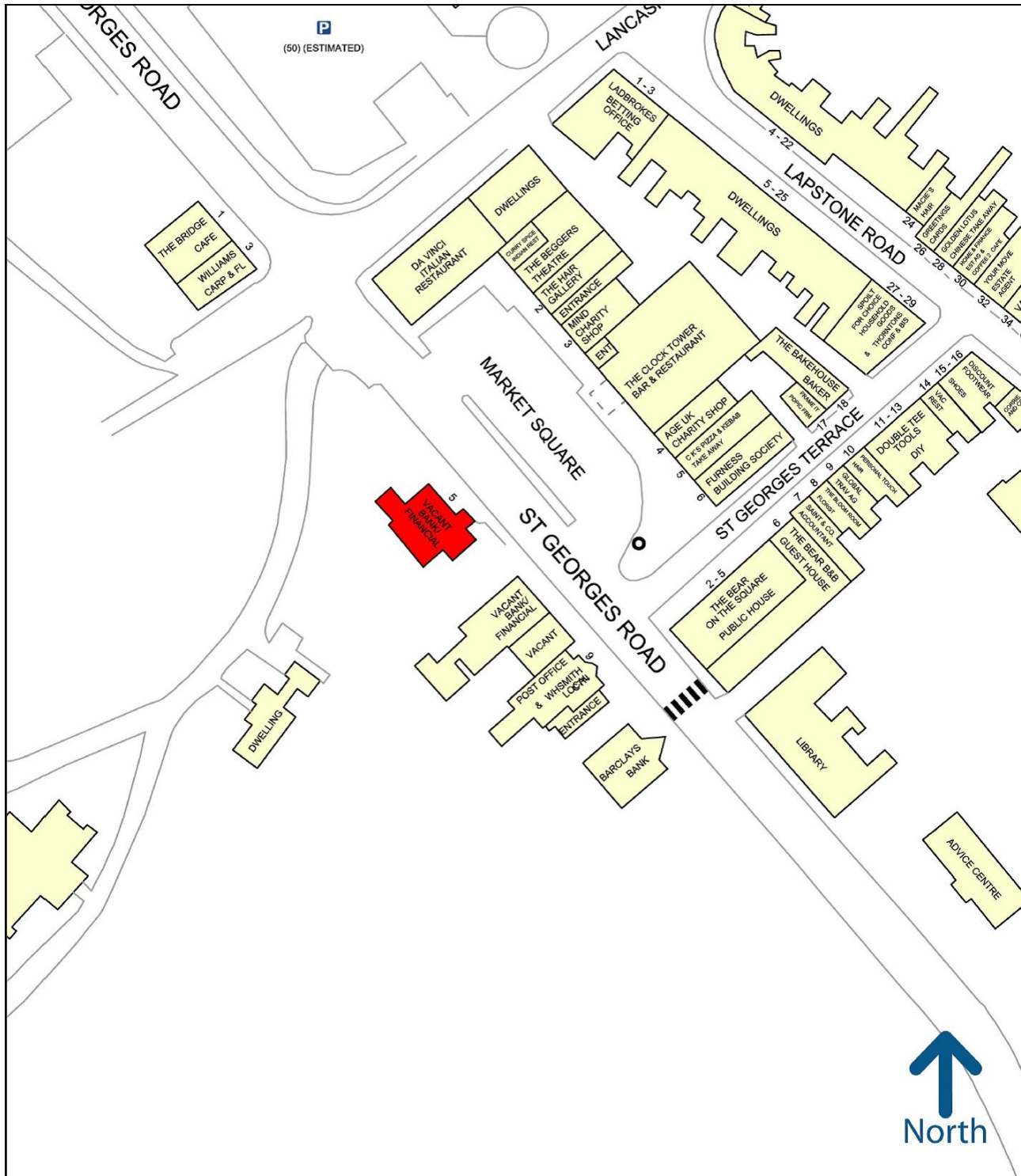
### Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



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Plan for identification purposes only

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