

Shop/office to let on a new lease

**Shop A, Imperial Buildings
Main Street
Grange-over-Sands
Cumbria
LA11 6DP**



Prime location in attractive South Lakes location

Grange-over-Sands is situated in south Cumbria just outside the Lake District National Park (although with future plans for it to be included in the National Park), approximately 15 miles from Windermere and 15 miles from Ulverston, 14 miles from Kendal and approximately 14 miles from access to the M6 motorway at Junction 36. Grange over Sands serves as the retail centre for the Cartmel Peninsula and also attracts a significant number of visitors throughout the year with a number of large hotels. Grange lies on the Furness line linking Barrow in Furness with Lancaster (approximately 30 minutes away).



Location

The property is shown red for identification purposes on the enclosed Street Traders' plan and is situated in a prime location on Main Street close to a large number of independent retailers, together with small restaurants/cafes. The railway station, promenade and famous ornamental gardens are all within a short distance of the subject property.

Description

The property comprises a shop with ancillary accommodation immediately to the rear and kitchen and wc, plus basement storage. The property offers the following accommodation:-

Accommodation

Ground floor Sales	17.92 sq m	(193 sq ft)
Rear Sales/Office	11.37 sq m	(122 sq ft)
Kitchen plus wc	5.56 sq m	(60 sq ft)
Total ground floor NIA	34.85 sq m	(375 sq ft)
Basement Storage	17.98 sq m	(194 sq ft)
Total net internal area	52.83 sq m	(569 sq ft)

Rating Assessment

Rateable value £5,000
UBR – 49.9p (2020/2021)

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.

Lease

The property is available to let on the basis of a new 6-year lease with rent review after 3 years on a full repairing and insuring basis qualified by reference to a photographic schedule of condition.

Rent

A commencing rental of £6,750 per annum, exclusive of rates and insurance.

Energy Performance Certificate

The property has an energy performance asset rating of 'C71'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

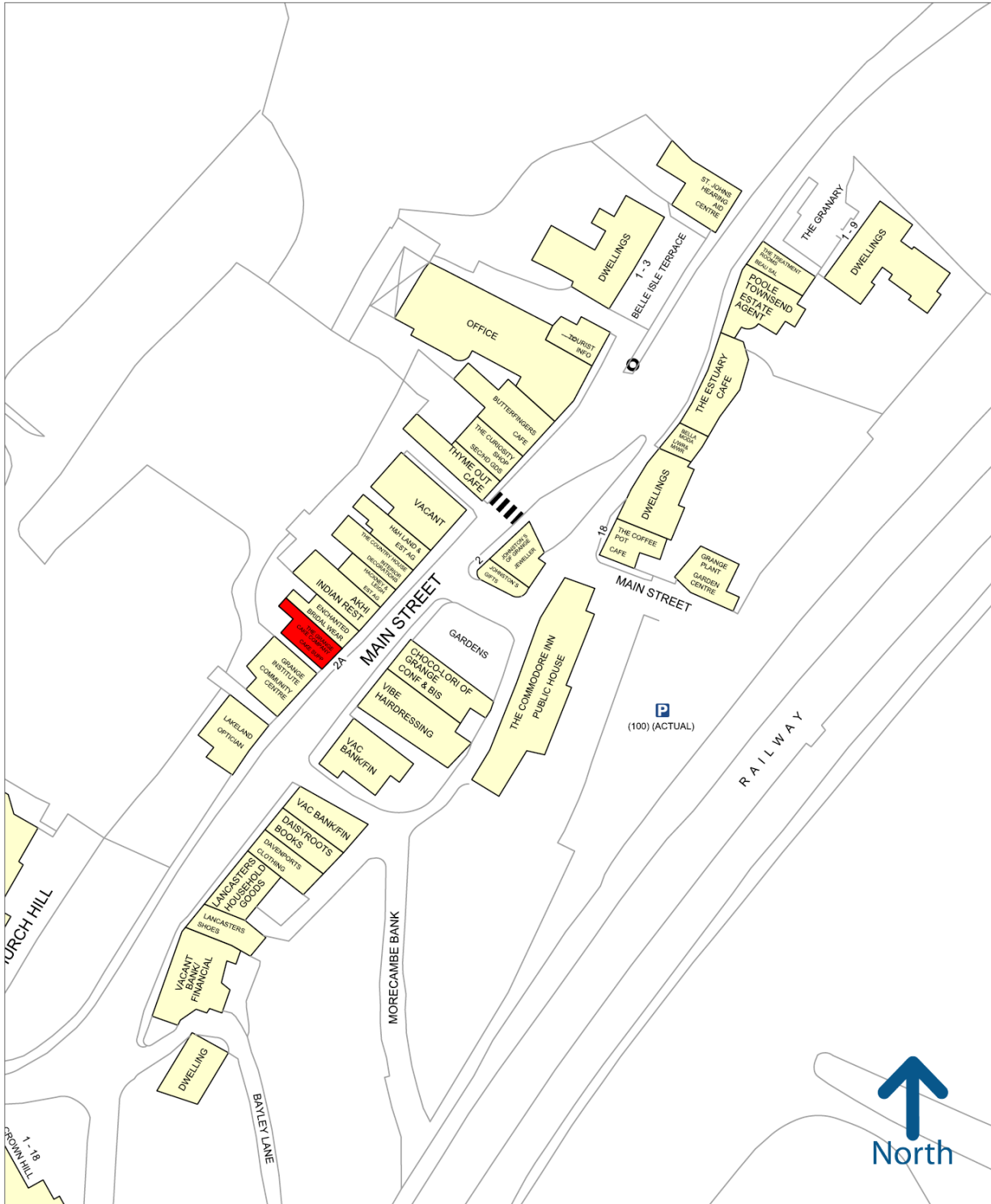
All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), Kendal@peill.com for viewings.

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Plan for identification purposes only

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