

Prime Lake District retail opportunity

3 Lake Road
Ambleside
Cumbria
LA22 0AD



Highly prominent retail unit in central location to let on a new lease

Ambleside is situated within the heart of the Lake District National Park, which is one of the UK's most visited tourist destinations. Whilst the village has a resident population of approximately 4,000, visitor numbers are swelled throughout the year due to the volume of tourists, day trippers and outdoors enthusiasts who use Ambleside as a base for the surrounding area. Ambleside lies on the northern shore of Lake Windermere and offers good access to Keswick, Bowness-on-Windermere, Windermere, Grasmere, Coniston and the surrounding fells and lakes.



Location

The subject property occupies a highly prominent road-side location as shown for identification purposes on the enclosed street traders plan. The property is close to premises occupied by Tesco Express, Fryers of Keswick, The Old Stamp House (Michelin starred restaurant), Gaynor Sports and a large range of good-quality independent traders. The subject property is immediately opposite Church Street which offers free time-limited on street car parking, and there is plentiful public pay & display car parking in the immediate vicinity.

Description

The property comprises an extensive ground floor retail unit with additional sales at first floor (a retail stair is situated at the front of the shop) together with ancillary storage and staff accommodation above. The property offers the following accommodation:-

Accommodation

Ground floor sales area	89.75 sq m	(945 sq ft)
First floor sales area	25.08 sq m	(270 sq ft)
First floor stock	32.66 sq m	(352 sq ft)
TOTAL net internal area	147.49 sq m	(1567 sq ft)

Terms

The subject property is available to let on the basis of a new 10-year lease with rent review at year 5 on effectively a full repairing and insuring basis, dealt with by way of a service charge. The upper floors of the property are utilised as holiday let accommodation.

Rent

A commencing rental of £52,500 per annum

Rating Assessment

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

Rateable value £23,500
UBR – 49.9p (2022/2023)

We are advised that from April 1, 2023, the property will be assessed for rates as follows:-

Rateable value - £25,250
UBR – 49.9p (2022/2023)

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

Energy Performance Certificate

The property has an energy performance asset rating of 'D-86'

Legal Costs

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

Services

Mains water, mains drainage and mains electricity are available to the premises.

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), admin@peill.com for viewings.

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.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.