

**PROMINENT TOWN CENTRE LOCK-UP GROUND FLOOR  
SHOP TO LET ON A NEW LEASE**

1-3 New Market Street  
Ulverston  
Cumbria  
LA12 7LQ



**Prominent shop to let (may divide) close to Indoor Market Hall, St Mary's Hospice, Hays Travel, Greggs, Boots the Chemist, Tesco Express and a large range of independent traders.**

Ulverston is a market town situated in southwest Cumbria with a resident population of approximately 12,000 but which draws on a much wider catchment incorporating surrounding towns and villages. The town has a strong retail market town centre with a large number of strong independent traders, together with a number of national occupiers. Ulverston benefits from a number of festivals and events throughout the year and being situated on the fringe of the Lake District National Park benefits from both local and tourist trade. Significant local employers include GSK, Siemens, Oxley Developments and BAE Systems and Kimberley Clark in nearby Barrow-in-Furness.



### Location

The subject property is shown for identification purposes on the enclosed street traders plan and is close to the junction of New Market Street with Market Street. The property is immediately opposite premises occupied by St Mary's Hospice with other occupiers including Boots the Chemist, Tesco Express, Greggs, Hays Travel and a range of strong independent traders.

### Description

The property comprises a ground floor lock-up shop with a double frontage and full floor-to-ceiling glazed display frontage. The property offers the following accommodation:-

### Accommodation

Ground floor – Net internal area sales	75.8 sq m	(816 sq ft)
Small outside store	3.9 sq m	(42 sq ft)
<b>Total Net Internal Area</b>	<b>79.7 sq m</b>	<b>(857 sq ft)</b>

### Terms

The property is available to let on the basis of a new 6-year lease on a full repairing and insuring basis subject to a rent review at 3 years. Our clients would be prepared to consider a longer lease subject to regular rent reviews.

### Rent

A commencing rental of £12,000 per annum exclusive of rates and VAT.

### Service Charge

A service charge is in operation with the tenant contributing towards insurance and the main structure of the building.

### Rating Assessment

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

Rateable value £10,000  
UBR – 49.9p (2022/2023)

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 'C-72'.

### Services

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

### Legal Costs

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

### VAT

The property is registered for VAT and therefore VAT is payable on rent and other payments under the terms of the lease at the prevailing rate.

### Viewing

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

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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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