

Well located retail/Class E outlet to let on a new lease suitable for alternative uses such as office, salon, consulting rooms (subject to planning)

**The Old Bakehouse
Main Street
Milnthorpe
Cumbria
LA7 7PN**



Highly prominent location close to the square and centre of the village

Milnthorpe is a well-located village situated in south Cumbria close to the border with north Lancashire, and within a short distance of junction 36 of the M6 motorway. Milnthorpe lies approximately 6 miles south of Kendal, 8 miles north of Carnforth and 15 miles north of Lancaster. The proximity of the M6 motorway therefore offers excellent access to the surrounding areas of South Lakeland, north Lancashire and The Lune Valley. Milnthorpe has the distinct advantage of free on street car parking in the centre of the village (with the exception of market days on Fridays) meaning that customers can easily access the subject property without town centre congestion and expensive car parking.



Location

The property is situated in a prominent location close to the junction of Main Street with the A6, and with other occupiers in the immediate vicinity including a number of strong local traders, butcher, hair salon, beauty salon, optician, sandwich take-away, dental surgery, clothes shop together with McColl's newsagent and post office.

Description

The property comprises a refurbished, freshly painted ground floor lock-up shop with rear ancillary storage, kitchen and wc facilities, together with attic storage which is accessed by way of a drop-down ladder. There is a side access to the property leading to the rear of the premises which is well presented and ready for immediate occupation. The property offers the following accommodation:-

Accommodation

Internal width	4.44 m	(14 ft 7 inches)
Shop depth	4.86 m	(16 ft)
Ground floor sales area	21.58 sq m	(252 sq ft)
Ground floor stock and kitchen	7.81 sq m	(94 sq ft)
Attic storage	27.0 sq m	(291 sq ft)
Total Net Internal Area	56.39 sq m	(637 sq ft)

Terms

The property is available to let on the basis of a new 6-year full repairing and insuring lease or longer, subject to 3-yearly upward only rent reviews.

Rent

A commencing rental of £175 per week, exclusive

Rating Assessment

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

Rateable value £5,700
UBR – 49.1p (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-64'.

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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