

## Prime Lake District retail opportunity

3 Lake Road  
Ambleside  
Cumbria  
LA22 0AD



Highly prominent ground floor 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 ancillary storage. The property offers the following accommodation:-

### Accommodation

Ground floor sales area wc and whb.	89.75 sq m	(945 sq ft)
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### 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.

### Rent

A commencing rental of £30,000 per annum

### Rating Assessment

To be re-assessed as the property is to be split between ground floor sales and upper floors.

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.**

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