

**Excellent commercial/business opportunity to Let.
(Sale considered)**

Former NatWest Bank
1 Main Street
Grange-over-Sands
Cumbria
LA11 6DS



Grange-over-Sands is an attractive Edwardian seaside town in south lakes and occupying an enviable position on the fringe of the Lake District National Park, and with extensive views across Morecambe Bay and the surrounding area. Grange is served by the Lancaster to Barrow-in-Furness railway line with stations at both Grange-over-Sands and Kents Bank and is a popular location for residents, tourists, day trippers and retirees. Grange is approximately 15 miles south of Windermere, 11 miles from Kendal and 12 miles from the market town of Ulverston.



Location

The subject property which is shown on the enclosed street traders plan occupies a highly prominent location at the highest point of Main Street, close to the mini round-a-bout and adjacent to the former Crown Hotel with other occupiers in the immediate vicinity including various renowned local independent traders, the Post Office, Costa Coffee, Spa Shop, the famous Higginson's butchers shop, and along Kents Bank Road, a Tesco Express and Co-op convenience store. The property has the benefit of some on street (free) car parking opposite, together with plentiful public car parking in the immediate vicinity.

Description

The available premises comprise the former ground floor banking hall, which has been stripped out and is ready for fit-out by a suitable occupier, and our clients would be prepared, in principle, to split the ground floor into smaller units, dependent upon occupiers' requirements. The ground floor space occupies an unusually large area for Grange-over-Sands, with a significant number of other retail outlets in the centre being much smaller units. The lower ground floor has the benefit of rear access, wc facilities and could be utilised as storage or ancillary accommodation to the ground floor use.

The property is considered suitable for retail, showroom, office, consulting rooms, café/tearoom, and other uses within Class E of the town and country planning use classes order – further information is available from Westmorland & Furness Council.

Accommodation

The property offers the following accommodation:-

Ground floor – net internal area	108.39 sq m	(1174 sq ft)
Lower ground floor	up to 40.74 sq m	(439 sq ft)
Total Commercial Area NIA	149.13 sq m	(1613 sq ft)

Our clients may be prepared to consider the split of the ground floor as follows:-

Unit 1 (left)	60.9 sq m	(663 sq ft)
Unit 2 (right)	47.49 sq m	(511 sq ft)
Lower ground floor	40.74 sq m	(439 sq ft)

Further details on the potential split are available on request.

Rating Assessment

The property is not yet currently assessed for business rates following the split from the remainder of the accommodation, but we anticipate that the property will qualify for small business rate relief – further details available on request.

EPC

The property has an energy performance asset rating of '81-D'

Terms

The property is available to let on the basis of a new full repairing and insuring lease (dealt with by way of a service charge) for a term to be agreed. Alternatively, our clients may consider a sale of the ground floor and lower ground floor on the basis of a new long leasehold term and further details are available on request.

Rent

Unit 1	-	£10,000 per annum
Unit 2	-	£8,000 per annum

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Whole Building - £18,000 per annum
Lower Ground Floor - £2,500 per annum

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

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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