

PRIME TOWN CENTRE LOCK-UP SHOP TO LET ON A NEW LEASE

17 New Market Street
Ulverston
Cumbria
LA12 7LQ



Highly prominent unit immediately adjacent to Indoor Market Hall, Cumberland, Furness BS, Hays Travel, Post Office and other occupiers close by including Tesco Express and a range of independent traders.

Ulverston is an attractive market town situated in southwest Cumbria on the fringe of the Lake District National Park and has a resident population of approximately 15,000. However, the town serves a much wider catchment incorporating surrounding towns and villages with significant local employers including Siemens, Glaxo Smith Kline, Oxley Developments, BAE Systems and Kimberly Clark (in nearby Barrow-in-Furness) together with the tourism and agricultural sectors. Ulverston lies approximately 8 miles from Barrow-in-Furness, 26 miles from Kendal, 26 miles from access to the M6 motorway at junction 36 and has the benefit of a railway station on the Furness line linking the town to Lancaster and the west coast main line beyond. The town is renowned for its independent traders, and various festivals held throughout the year.



Location

The subject property which is shown for identification purposes on the enclosed street traders plan occupies a highly prominent position on New Market Street with the benefit of on street car parking immediately outside (with the exception of market days on Thursdays and Saturdays). The unit is adjacent to the main entrance to the indoor market hall, and outdoor markets are held immediately outside the subject property.

Other occupiers in the immediate vicinity include the Post Office, Cumberland Building Society, Furness Building Society, Tesco Express, Hays Travel and a range of good quality independent traders.

Description

The property comprises a ground floor lock-up shop with staff welfare facilities to the rear, and internally is presently divided to provide a small stock room at the rear of the shop (although this could be incorporated into the retail space if required). The unit is accessible via an internal ramp, enabling wheelchair access. The property has the benefit of air conditioning.

Accommodation

The property offers the following accommodation:-

Internal width	6.71 m	
Shop depth	10.28 m	
Ground floor sales area	56.99 sq m	(613 sq ft)
Store	2.06 sq m	(22 sq ft)
Total NIA	59.05 sq m	(635 sq ft)

Terms

The property is available to let on the basis of a new effectively full repairing and insuring lease (dealt with by way of a service charge) for a term of 5 years or longer subject to 5-yearly rent reviews.

Rent

A commencing rental of £9,500 per annum exclusive.

Service Charge

There is a building service charge in respect of contribution towards the main building of Ulverston Business Centre which for the current year is estimated at £500. The service charge is increased annually in line with inflation.

Rating Assessment

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

Rateable value £7,300
UBR – 49.9p (2023/2024)

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. We recommend prospective occupiers contact Westmorland & Furness Council for further information.

Energy Performance Certificate

The property has an energy performance asset rating of '52 – C'

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 VAT will therefore be payable on rent and service charges under the terms of the new lease.

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Viewing

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

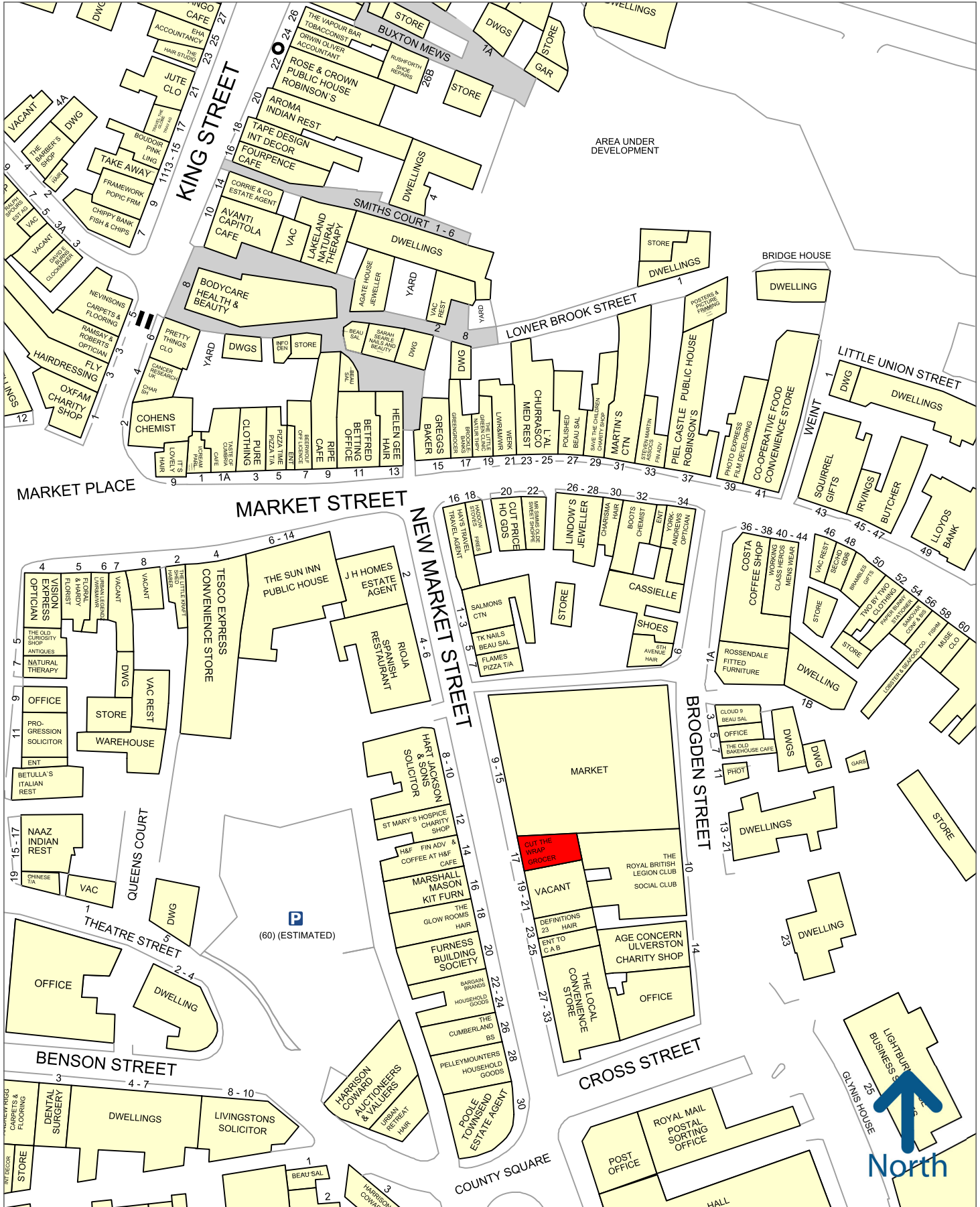
Anti-money laundering

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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50 metres

Experian Goad Plan Created: 24/05/2023
Created By: Peill and Company



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