

**ATTRACTIVE AND PROMINENT TOWN CENTRE SHOP AND
ANCILLARY ACCOMMODATION
TO LET ON A NEW LEASE**

**32 King Street
Ulverston
Cumbria
LA12 7DZ**



**Good location close to car parking, independent traders and
restaurants/bars**

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, GSK, 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 property which is shown for identification purposes on the enclosed street traders plan occupies a good prominent location on King Street in the centre of Ulverston, and offering some on street car parking immediately outside, together with plentiful public car parking on the Gill, and Buxton Place, immediately to the rear. The surrounding area comprises predominantly strong independent traders, but is also a good location for bars, restaurants and public houses. The property is immediately opposite 'The Big Kings', The Mill, and close to premises occupied by Bodycare, Cancer Research, The Rose & Crown and various independent traders.

Description

The property comprises the ground floor and lower ground floor (with the benefit of rear access) within an attractive building in the centre of Ulverston. The property has a timber shop front leading to a front sales area with steps up to a rear sales area and ancillary accommodation; there are steps to the lower ground floor providing additional storage accommodation, together with pedestrian access from the rear.

Accommodation

The property offers the following accommodation:-

Internal width	3.25 m	
Internal Depth	13.72 m	
Ground floor sales area	38.41 sq m	(413 sq ft)
Lower ground floor ancillary accommodation	24.17 sq m	(260 sq ft)
TOTAL NET INTERNAL AREA	62.58 sq m	(673 sq ft)

There is a wc in the lower ground floor area.

Terms

The property is available to let on the basis of a new 5-year lease, or longer, subject to 5-yearly rent reviews on a full repairing and insuring basis qualified by a reference to a schedule of condition. Further details are available on request.

Rent

A commencing rental of £9,500 per annum exclusive payable monthly in advance.

Rating Assessment

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

Rateable value £6,300
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. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of '84-D'

Legal Costs

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

VAT

The property is not registered for VAT.

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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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