

## Well located shop to let on a new lease

4 Scotland Road  
Carnforth  
Lancashire  
LA5 9JY

Shop with ancillary accommodation



Carnforth is a market town situated in north Lancashire approximately equidistant between Kendal and Lancaster and lying just off Junction 35 of the M6 motorway. As such, the town serves as a service centre for the surrounding predominantly rural area, and offers good access with the benefit of plentiful town centre car parking. Occupiers in Carnforth include Booths supermarket, ALDI, Tesco, Post Office, Well Pharmacy and a range of independent traders. The town has the benefit of a railway station within 350 mtrs of the subject property with services to Lancaster (and the west coast main line) and stations to Barrow-in-Furness.



### Location

The subject property which is shown for identification purposes on the enclosed street traders plan is situated in a prominent position close to Well Pharmacy, Ashtree Surgery, Post Office, Greggs and a range of independent retailers. Carnforth has the advantage of a good blend of independent traders amongst some national retailers and offers easy access for shoppers compared with larger centres in the immediate vicinity.

### Description

The property comprises a ground floor shop, together with lower ground floor storage. The property offers the following accommodation:-

### Accommodation

Ground floor sales area	18.32 sq m	(197 sq ft)
Ground floor ancillary	27.30 sq m	(293 sq ft)
<b>Total ground floor</b>	<b>45.62 sq m</b>	<b>(490 sq ft)</b>
Lower ground floor storage	35.53 sq m	(382 sq ft)
<b>Total internal area</b>	<b>81.15 sq m</b>	<b>(873 sq ft)</b>

### Terms

The property is available to let on a new internal repairing and insuring lease for a term of 3 years or longer subject to 3-yearly rent reviews.

### Rent

A commencing rental of £5,750 per annum exclusive of rates and VAT.

### Rating Assessment

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

Rateable value £4,150  
UBR – 49.1p (2019/2020)

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-73.

### Legal Costs

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

### VAT

The subject property is registered for VAT and VAT will therefore be chargeable on rent and other payments under the terms of the lease.

### Viewing

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

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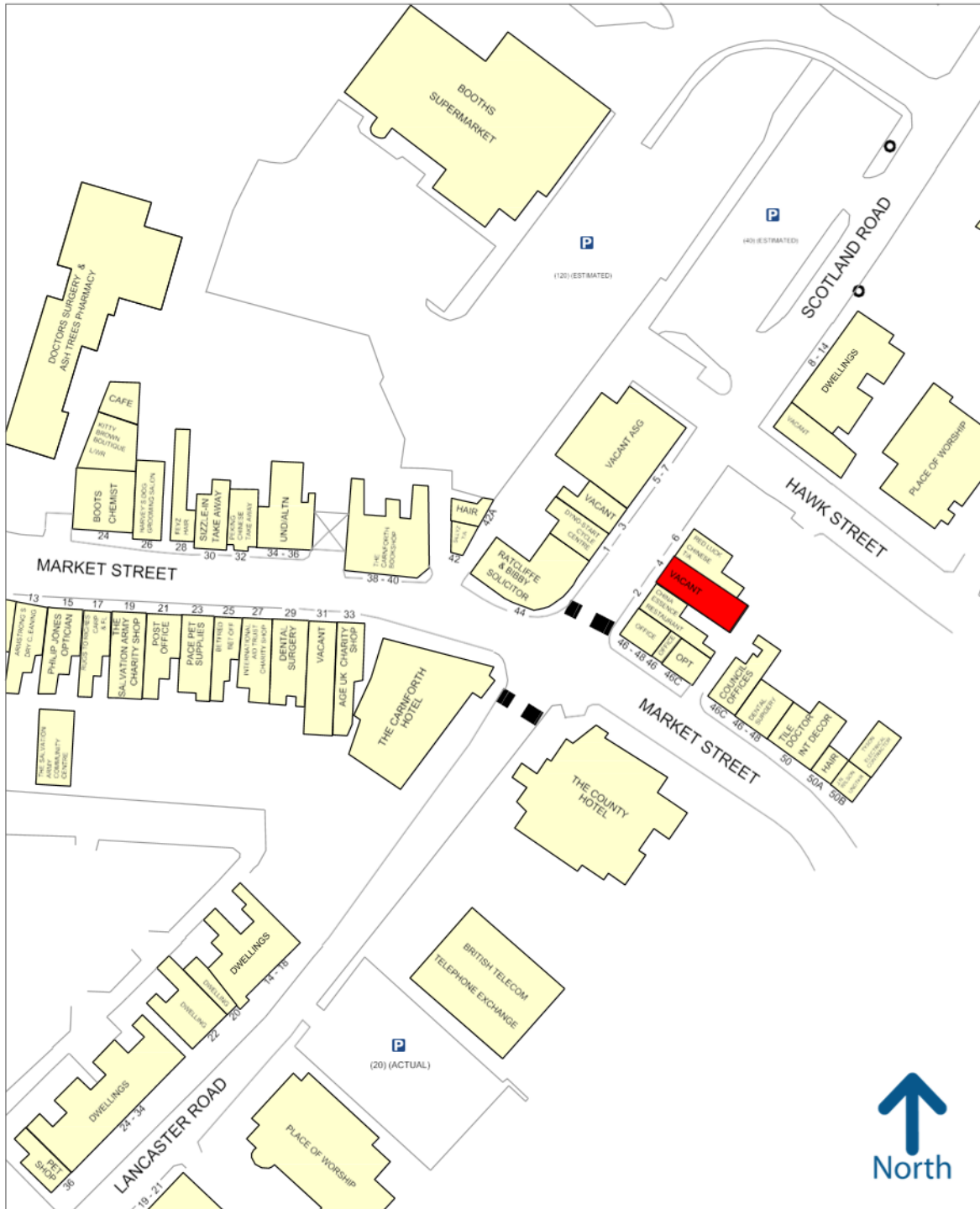
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