

Commercial Unit – Suitable for Retail, Office or Consulting Rooms - Lake District National Park

3 Low Green
Silver Street
Staveley
Near Kendal
Cumbria
LA8 9NX



Business/Retail/ Office unit to let in the Lake District National Park

Staveley is a village situated on the southern fringes of the Lake District National Park and approximately 4 miles from Kendal and 4 miles from Windermere. The village therefore offers excellent access to the surrounding area, both by car and public transport (regular bus services pass through the village and there is a station on the Windermere – Oxenholme Lakes Line, with some direct services to Lancaster, Preston &



Manchester/Airport). Staveley has a lively business community with the Staveley Mill Yard, Billy's Space and surrounding properties occupied by a wide range of businesses including national outdoor clothing brands, offices, retail and café/restaurant uses.

Description

The subject property comprises a recently refurbished shop/office with front sales/office and rear ancillary accommodation. The property has previously been used for alternative uses such as hairdresser, physiotherapist, consulting rooms etc, and would lend itself to a range of uses. The property has the benefit of a shower/bathroom, for any active occupiers wishing to cycle to work, or undertake fell-running from the doorstep in their lunch hour. The property offers the following accommodation:-

Accommodation

Internal Width	5.13m	
Shop Depth	4.05m	
Ground Floor Sales Area	20.78 sq m	224 sq ft
Ground floor Ancillary Area	24.42 sq m	263 sq ft
Total Net Internal Area	45.20 sq m	487 sq ft

Rent

A commencing rental of £6,000 per annum payable quarterly in advance, exclusive of business rates.

Rating Assessment

We are advised that the property is assessed for rates as follows: -
Rateable value £2,425 UBR – 49.9p (2024/2025)

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 'A-21'

Legal costs

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

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 (Ben Adams dealing), ben@peill.com for viewings.

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