

**PROMINENT RETAIL/ OFFICE SPACE WITH
DEVELOPMENT OPPORTUNITY FOR SALE**

**7 & 7a Main Street
Milnthorpe
Cumbria
LA7 7PN**



Suitable as showroom, office or retail accommodation

Milnthorpe is small market town situated in south Cumbria, approximately, 5 miles south west of Kendal, 4 miles from access to the M6 motorway at Junction 36, and 11 miles north of Carnforth and access to the M6



at junction 35. Milnthorpe lies on the A6 road and therefore offers good access to the surrounding area. Occupiers in the centre of Milnthorpe include Booths supermarket, Spar, McColl, Barclays Bank and a number of strong local traders. In addition, there is a weekly market held on the Market Square a short distance from the subject premises.

Location

The property occupies a prominent location close to the junction of Main Street, with the A6 passing through the centre of Milnthorpe, close to the traffic light junction.

Description

7 Main Street:

The property comes with the benefit of a ground floor tenant, leased until November 2029 at £5,950 per annum. The property comprises a ground floor lock up shop, comprising large front sales area with adjoining sales/office area and ancillary accommodation to the rear.

7a Main Street:

The property comprises a ground floor entrance area with stairs leading to split level first/second floor accommodation most recently in use as a music studio and teaching rooms, but suitable as offices, studio, beauty salon or alternative uses (subject to any consents being received). 7a Main street would be suitable for conversion into living accommodation, subject to planning consents being received.

Accommodation

7 Main Street:

Ground floor		
Shop internal width	5.76 m	
Shop depth	4.24 m	
Ground floor sales area	24.42 sq m	263 sq ft
Side sales area	11.69 sq m	126 sq ft
Kitchen	1.76 sq m	19 sq ft
Total net internal area	37.87 sq m	408 sq ft

7a Main Street

Internal Area	71.4 sq m	769 sq ft
Total Net Internal Area	109.27	1177 sq ft

Price

Offers in the region of £150,000.

Rating Assessment

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

7 Main Street:

Rateable value £5,600
 UBR – 2024/2025 – 49.9p

Applicants are advised to make their own enquiries of the local rating authority.

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NB. It is likely that any occupier of the subject property would benefit from small business rate relief, making zero rates payable.

7a Main Street:

Rateable value £5,200
UBR – 2024/25 – 49.9p

NB. It is likely that any occupier of the subject property would benefit from small business rate relief, making zero rates payable.

Energy Performance Certificate

7 Main Street – 57 C
7a Main Street – 81 D

Legal Costs

Each party to be responsible for their own legal fees incurred in the purchase of the property.

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), admin@peill.com for viewings.

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