

Refurbished prime lock-up shop to Let on a new lease

**1 Market Street
Ulverston
Cumbria
LA12 7AY**



Prominent position close to the outdoor market, Tesco Express, Greggs, Vision Express, Hays Travel and a range of strong independent traders

Ulverston is an attractive market town situated in Southwest Cumbria on the fringe of the Lake District National Park (and with proposals to bring the national park boundary to the edge of the town centre). The town has a resident population of approximately 15,000 and is renowned for its indoor and outdoor markets, agricultural market and festivals throughout the year. The town is approximately 16 miles from Windermere, 8 miles from Barrow-in-Furness, 26 miles from Kendal and 26 miles from access to the M6 motorway at junction 36. Significant local employers include Siemens, Oxley Developments, BAE Systems and Kimberley Clark.

Location

The property occupies a prime location as shown on the attached street traders plan overlooking Market Place (where outdoor markets are held on a Thursday and Saturday) and close to Tesco Express, Greggs, Vision Express, Boots the Chemist and a range of strong independent traders. On non-market days, time limited on-street car parking is available immediately outside the shop. Ulverston is a bustling market town, full of independent shops and on the edge of the Lake District, with occupiers such as Booths, M&S Foodstore, and an increasing tourist trade, including a Premier Inn which has opened on the edge of town.

Description

The property comprises a ground floor lock-up shop with small kitchen area immediately to the rear of the shop. There are shared wc facilities with the adjoining shop.

The property offers the following accommodation:-

Accommodation

Internal width	3.66m	12'0"
Shop depth	5.64m	18'6"
Ground floor sales area	19.35 sq m	208 sq ft
Ground floor ancillary	3.0 sq m	32 sq ft
Total net internal area	22.35 sq m	241 sq ft

Shared wc facilities to the rear shared with the adjoining shop next door

Lease

The property is available to let on the basis of a new 3-year lease or longer on a full repairing and insuring basis (qualified by reference to a photographic schedule of condition).

Rent

A commencing rental of £6,500 per annum exclusive. A rent deposit of 3 months' rent may be required by the landlords, depending on the tenant – further details on request.

Rateable Value

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

Rateable Value £5,800 UBR 49.9p (2025/2026)

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.

Legal Costs

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

EPC

The property has an energy performance asset rating of 'C-54'.

Planning

The property comprises part of a listed building, being Grade II listed.

VAT

The property is not currently registered for VAT.

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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.

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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