

To Let on New Lease

2 Daltongate
Ulverston
LA12 7BD



Prominent town centre retail premises

Ulverston is an attractive market town situated in South West Cumbria on the Furness Peninsula, 8 miles from Barrow in Furness, 26 miles from Kendal and 26 miles from access to the M6 Motorway at Junction 36. The town has a resident population of approximately 12,000, attracts significant numbers of visitors and acts as a retail, service and employment centre to the outlying villages and rural hinterland. Markets are held on Thursdays and Saturdays with early closing on Wednesdays.

Location

The property is situated in Daltongate in the centre of Ulverston and close to the prime retail areas of Market Street and King Street.

Description

The property comprises an imposing building with a prominent frontage to Daltongate being arranged on ground, first and second floors. The accommodation provides for retail sales on ground floor with storage and ancillary accommodation on first and second floors. The accommodation provides for retail sales on ground floor with storage

and ancillary accommodation on first and second floors.

Accommodation

The property has the following approximate areas and dimensions:-

| | | |
|------------------------|-----------|-----------|
| Internal width | 23' | 7.01m |
| Shop depth | 27' 2" | 8.3m |
| Ground floor sales | 510 sq ft | 47.4 sq m |
| First floor ancillary | 652 sq ft | 60.5 sq m |
| Second floor ancillary | 643 sq ft | 59.7 sq m |

Lease

The property is to let on a new lease for a term of years to be negotiated subject to 3 yearly upward only rent reviews at a commencing rental of £10,500 p.a. exclusive of rates and VAT payable quarterly in advance. The tenants are to be responsible for internal repairs, internal and external decoration and reimbursement of landlords building insurance with the landlords retaining responsibility for the repair of main walls, roof, foundation and structure.

Rateable Value

Rateable Value £7,600 UBR 41.4p

EPC

This has been commissioned and will be made available to potential tenants.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT.

Viewing

Peill & Company, Tel 0845 450 4444 –Luke Nicholson dealing (luke@peill.com)

