

To Let on New Lease

27 The Promenade
Arnside
Cumbria
LA5 0HA



Ground floor retail shop/office.

Arnside is situated in south Cumbria close to the Lancashire border in an area designated as being of outstanding natural beauty. The village has a resident population of approximately 2,000 but also benefits from large numbers of visitors throughout the year particularly during the holiday periods.

Location

The property is situated in the middle of The Promenade in a prime retail location benefitting from both local and tourist trade. Other nearby occupiers include the post office and the NISA Supermarket as well as many well established independent retailers.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	11' 3"	3.43 m
Sales depth	21' 4"	6.49 m
Ground floor sales	238 sq ft	22.11 sq m
Office	86 sq ft	7.99 sq m
Kitchen	81 sq ft	7.52 sq m
Basement	185 sq ft	17.19 sq m

Lease

The property is to let on a new internal repairing and insuring lease for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews at a commencing rental of £5,750 p.a. exclusive of rated and VAT payable quarterly in advance.

Rateable Value

Rateable Value £3,750 UBR 43.3p

EPC

To be provided.

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 – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.