

## 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
<b>Basement</b>	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.



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