

To Let on New Lease

**36/38 Market Street
Ulverston
LA12 7LS**



Prime retail shop/showroom with the benefit of A2 office consent.

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 Ulverston town centre in a prime retail position with a prominent frontage to both Market Street and Brogden Street. As can be seen from the attached copy Goad extract nearby retailers include Boots, The Co-op Supermarket, Blockbuster and Greggs as well as many well established independent retailers.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	6.05 m	19'10"
Shop depth	20.38 m	66'10"
Ground floor sales	125 sq m	1,345 sq ft
Storage	7.3 sq m	78 sq ft
Kitchen	2.8 sq m	30 sq ft

Basement

Storage	17 sq m	183 sq ft
Plus staff w.c.'s		

Lease

The property is to let on a new full repairing and insuring lease for a minimum term of 5 years or longer subject to 5 yearly upward only rent reviews at a commencing rental of £19,750 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £15,750 UBR 43.3p

EPC



Legal Costs

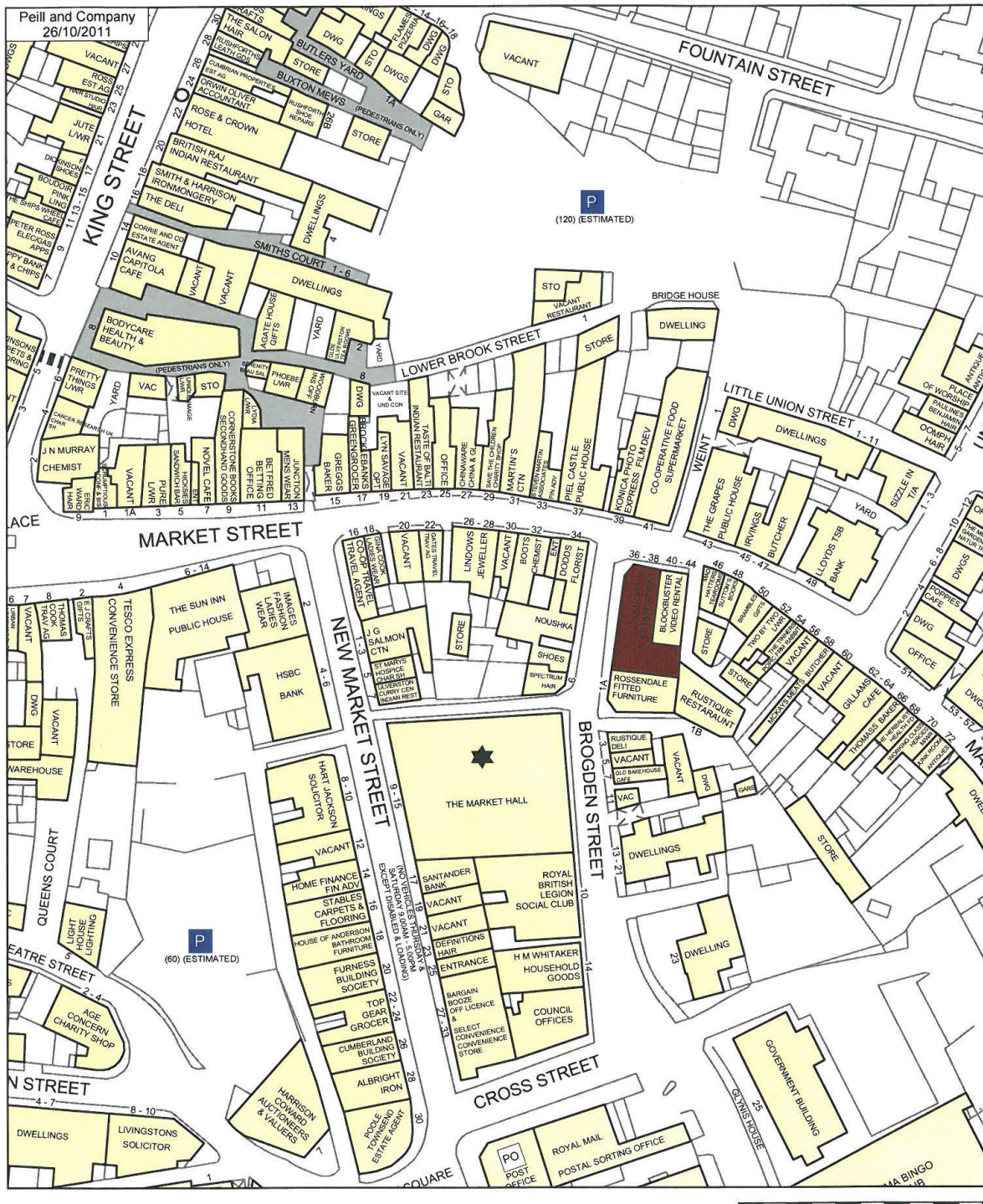
Each party to be responsible for the payment of their own legal fees.

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.



50 metres