

Attractive Retail Investment For Sale Freehold

63 Main Street
Kirkby Lonsdale
Cumbria
LA6 2AH



Kirkby Lonsdale is situated in south Lakeland 13 miles from Kendal, 16 miles from Lancaster, 33 miles from Skipton and approximately 6 miles from access to the M6 motorway at junction 36. The village has a resident population of approximately 2,000 but serves as a significant centre for the outlying rural areas and attracts large numbers of visitors throughout the year due to its Victorian architecture, association with the artist John Ruskin and its proximity to the Yorkshire Dales and the Lake District National Parks as well as the Trough of Bowland and the Lune Valley.

Location

63 Main Street is situated in Main Street which is the principle shopping thoroughfare of Kirkby Lonsdale with the subject property being located close to Barclays Bank, Nat West Bank and the Spar Convenient Store as well as many well established attractive independent retail outlets.

Accommodation

The property has the following approximate areas:-

Ground floor sales	370 sq ft
ITZA	271 sq ft
Staff	18 sq ft
Basement sales	154 sq ft
Basement stock	272 sq ft

Lease

The property is let on the balance of a 6 year full repairing and insuring lease from 27th July 2007 subject to 3 yearly RPI rent reviews with a tenant's option to break in July 2012. The passing rent is £11,592.31 p.a.

Rating Assessment

Rateable Value £7,700 UBR 41.4p

Tenure

Freehold subject to the existing lease and subject to long leasehold upper parts.

Price

£167,500.

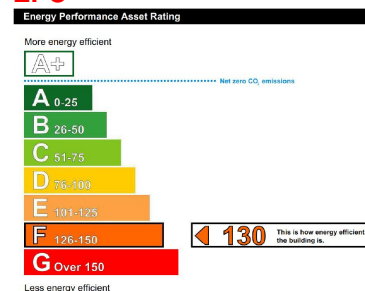
Legal Costs

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

VAT

The property has not been registered for VAT at the present time.

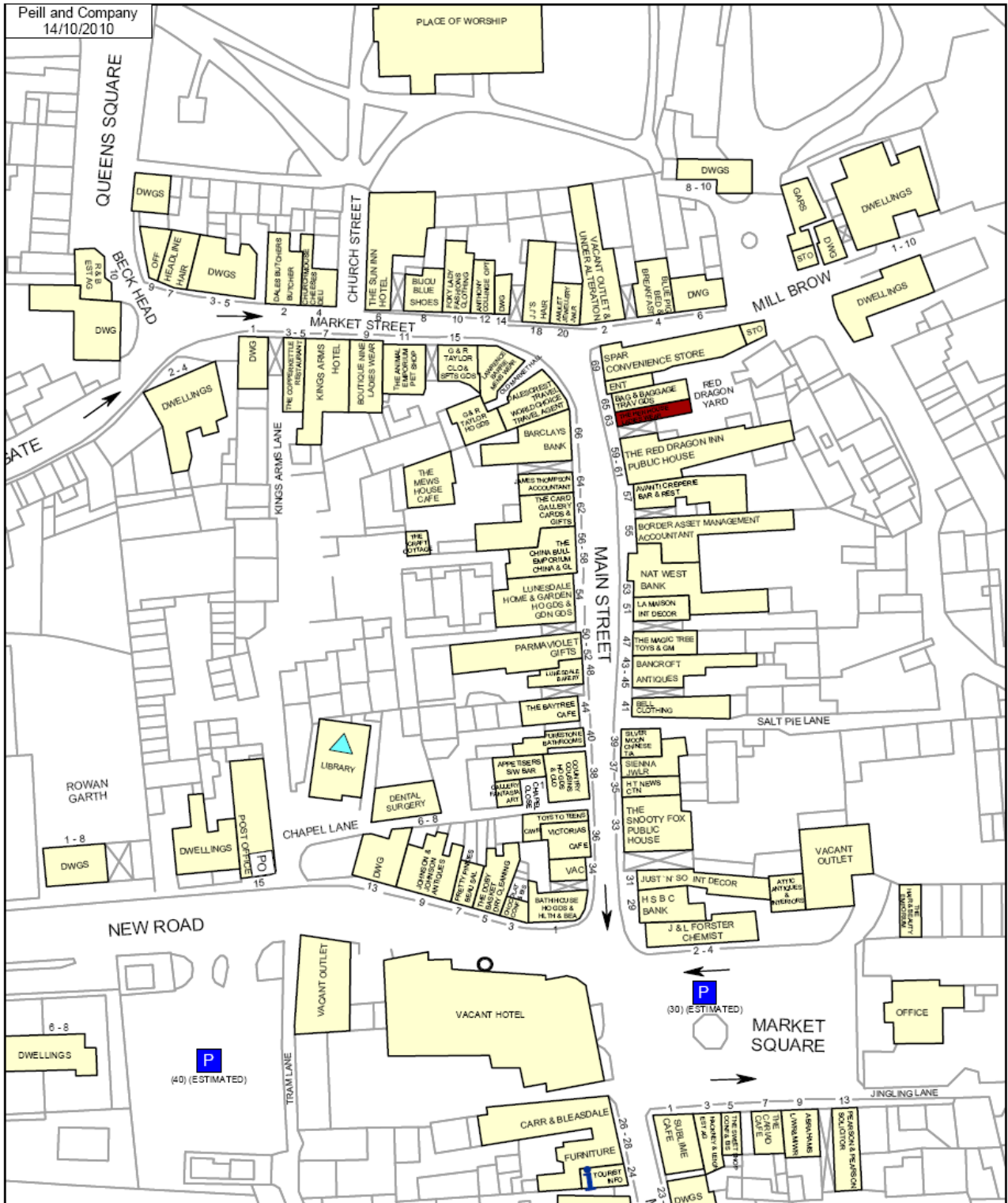
EPC



Viewing

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

Peill and Company
14/10/2010



50 metres