

**\*Confidentially Available\*****Prime Tourist Retailing Opportunity****To Let  
By Way of Assignment**

**Compston Road  
Ambleside  
Cumbria  
LA22 9DJ**

**Ground floor shop with basement storage.**

Ambleside is situated in south Cumbria within the Lake District National Park, 13 miles from Kendal, 23 miles from Penrith, 17 miles from Keswick and approximately 20 miles from access to the M6 motorway at junction 36. The village has a resident population of approximately 3,000 but benefits from large numbers of visitors throughout the year being one of the principal tourist destinations in the north of England. The area generally has a buoyant local economy with unemployment rates consistently well below the national average.

**Location**

The property is situated in an excellent trading location in Compston Road which has representation from major multiples including Tog 24, Boots, Blacks, The Co-op and Cotton Traders as well as many well established independent retailers and the Zefirellis Cinema complex.

**Description**

The property comprises a ground floor shop with attractive double fronted display to Compston Road and ancillary accommodation to the ground floor and basement.

**Accommodation**

The property has the following approximate areas and dimensions:-

Internal width	14' 9"	4.5 m
Shop depth	26' 2"	8.0 m
Ground floor sales	350 sq ft	32.5 sq m
Rear storage	75 sq ft	7.0 sq m
Basement ancillary	350 sq ft	32.5 sq m

Shared kitchen facilities to rear of ground floor including washing machine, dryer and stainless steel sink with single drainer.

**Rateable Value**

Rateable Value £9,400                      UBR 43.3p

**Lease**

The property is let on a 24 year full repairing and insuring lease with effect from 25<sup>th</sup> March 1992 therefore expiring 2016. The lease provides for 3 yearly rent reviews in line with the movement in the Retail Price Index with only one review remaining as at 25<sup>th</sup> March 2013. The passing rent is £16,310 plus VAT and a service charge of £35 per calendar month for shared electricity and water.

**Premium**

Offers invited.

**EPC**

To be provided.

**Legal Costs**

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

