

**To Let**  
**by Way of Assignment**  
 (Staff unaware of disposal – viewing  
 by arrangement only)

**Stock Lane**  
**Grasmere**  
**LA22 9SJ**



**Prime tourist retailing opportunity in  
 the heart of The Lake District.**

**Location**

Grasmere is situated in the Lake District National Park, 4 miles from Ambleside, 13 miles from Keswick, 9 miles from Windermere and approximately 23 miles from access to the M6 motorway at junction 36. The village has a population of just under 1,000 but attracts large numbers of visitors throughout the year due to its location and its association with the Lake District poets.

The property is situated in a 100% prime retail pitch midway between the main coach and car park and the Church and as such benefits from a strong pedestrian flow, particularly during the summer months and holiday periods.

**Description**

The property comprises a ground floor lock-up shop with excellent forecourt display facility,

prominent return frontage and car parking for 2 vehicles. The existing inter connecting arrangement with the adjoining shop can be extinguished if required.

**Accommodation**

Internal width	47' 3"	(14.4 m)
Maximum shop depth	47' 3"	(14.4 m)

Ground floor sales	1,470 sq ft	(136.6 sq m)
Stock area 1	380 sq ft	(35.3 sq m)
Stock area 2	98 sq ft	(9.1 sq m)
Office	80 sq ft	(7.4 sq m)
Staff	55 sq ft	(5.1 sq m)

**Tenure**

The property is to let by way of an assignment of the existing lease which is a 10-year full repairing and insuring term with effect from 20 February 2007 at a passing rent of £52,500 per annum, subject to a single upward only rent review at the end of year 5.

**Premium**

Offers invited.

**Rating Assessment**

Rateable value - £47,500  
 UBR – 46.2p

**Legal Costs**

Each party to be responsible for their own legal fees incurred in the transaction.

**VAT**

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

**Viewing**

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