

Prime Tourist Retailing Opportunity – over 3,600 sq ft retail sales plus forecourt sales, staff room and wc.

To Let

**Grasmere Courtyard
Grasmere
Cumbria
LA22 9SJ**



100% prime retail location in the centre of Grasmere between Grasmere Church and the main coach and car park.

Grasmere is situated in central Cumbria within the Lake District National Park, 4 miles from Ambleside, 13 miles from Keswick, 9 miles from Windermere, 17 miles from Kendal and approximately 23 miles from access to the M6 Motorway at either Junction 36 or 37. The village has a resident population of approximately 1,000 and serves as a small retail and service centre for the outlying rural areas. Grasmere received a large number of visitors throughout the year due to its location within the Lake District National Park and its

association with William Wordsworth and the other Lake District poets.

Location

The property is situated in a 100% prime retailing position between Grasmere Church Yard and the main coach/car park and close to the recently extended Mountain Warehouse.

Description

The property comprises a ground floor retail unit with extensive forecourt sales areas and a gross combined frontage of approximately 70 ft. Internally the accommodation can be adapted for retailer's specific requirements and lends itself to a division in to two units as detailed below.

Accommodation

The property has the following approximate areas and dimensions:-

Unit 1

Frontage	70' 0"
Net sales area	3,326 sq ft
Staff/storage	55 sq ft
Disabled wc	
Outside	
Forecourt sales	120 sq ft

The above will divide as follows:-

Unit 1A

Frontage	25' 0"
Depth	49' 6"
Ground floor sales	959 sq ft
Outside	
Forecourt sales	

Unit 1B

Frontage	42' 6"
Max depth	67' 0"
Ground floor sales	2,283 sq ft
Staff room	55 sq ft
Disabled wc	
Outside	
Forecourt sales	

Other options are available.

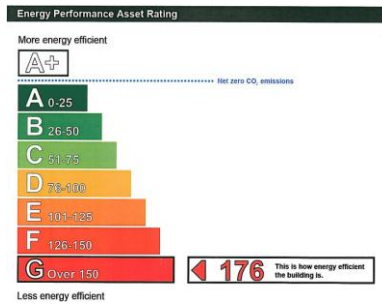
Lease

The property is to let on a new 15 year full repairing and insuring lease at a commencing rental of £70,000 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

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.

