

**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	
<b>Outside</b>	
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.

