

To Let

Grasmere Courtyard Grasmere LA22 9SJ



Prime Tourist Retailing Opportunity

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 in the centre of Grasmere midway between Grasmere Church with Wordsworth's grave and the main coach and car park. Nearby retailers include Julian Graves, Whittards, Jumpers and many well established local independent retailers.

Description

The property comprises a ground floor retail shop fronting directly on to the main road having a prominent frontage and external forecourt display. The current layout provides for a communal entrance to different retail units but the proposals is to combine the whole area as a single retail shop providing accommodation as follows:-

Accommodation

The property has the following approximate areas and dimensions:-

Internal width front	23' 6"	7.1 m
Internal width after depth of 22'	43' 0"	
Shop depth	55' 0"	16.8 m
Ground Floor sales	1,786 sq ft	166 sq m
Storage	160 sq ft	15 sq m
Plus w.c's		
Rear access.		

Terms

£35,000 p.a. exclusive of rates and VAT payable quarterly in advance subject to an upward only rent review to open market value at the end of year 5.

Tenure

The property is to let on a new 10 year full repairing and insuring lease.

Rateable Value

To be re-assessed.

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

Energy Performance Certificate

Non-Domestic Building



Grasmere Courtyard
Stock Lane
Grasmere
AMBLESIDE
LA22 9SJ

Certificate Reference Number:
0309-0591-8830-2100-2103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

176

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	189
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

52 If typical of the existing stock