

## To Let on New Lease

**3 King Street  
Ulverston  
LA12 7DY**



### Prime Shop Over 3,000 sq ft Ground Floor Sales

Ulverston is an attractive market town situated in South West Cumbria on the Furness Peninsula, 8 miles from Barrow in Furness, 26 miles from Kendal and 26 miles from access to the M6 Motorway at Junction 36. The town has a resident population of approximately 12,000, attracts significant numbers of visitors and acts as a retail, service and employment centre to the outlying villages and rural hinterland. Markets are held on Thursdays and Saturdays with early closing on Wednesdays.

#### Location

The property is situated in the centre of Ulverston in a prime retailing location close to Bodycare, Woolworths, Thomas Cook and other multiples as well as many well established local independent retailers.

#### Description

The property comprises a single storey mid terraced shop property with excellent display frontage of over 35' to King Street

#### Accommodation

The property has the following approximate areas and dimensions:-

Internal width front	35'0"
Internal width rear	16'6"
Built in shop depth	124 sq ft ( 11.52 sq m)
Ground floor sales	3,157 sq ft (293.28 sq m)
Including w.c., kitchen and staff area.	

#### Rateable Value

Rateable Value £23,000  
UBR 41.4p

#### Lease

The property is to let on a new 10 year full repairing and insuring lease subject to a single only rent review at the end of year 5 on full repairing and insuring terms at a commencing rental of £30,000 p.a. exclusive of rates and Vat payable quarterly in advance.

#### Legal Costs

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

#### VAT

The property has been registered for Vat and Vat is therefore chargeable on the rental.

#### Viewing

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

