

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.

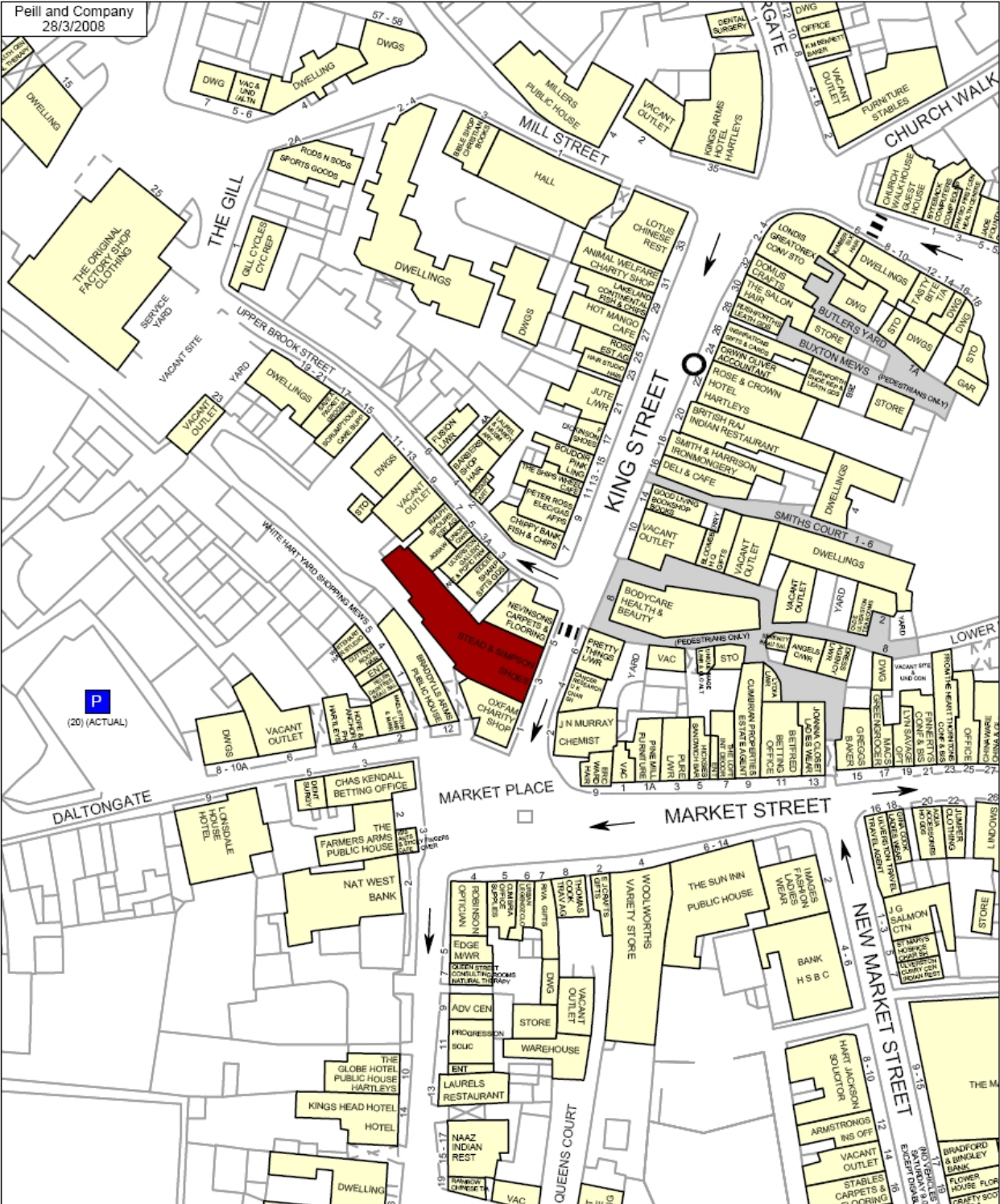
VAT

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)

Peill and Company
28/3/2008



50 metres