

Prime Tourist Retail Opportunity To Let On New Lease

**Kirk Allans Gifts
Church Bridge
Grasmere
LA22 9SN**



Prime Tourist Retailing Opportunity

Grasmere is situated in the Lake District National Park, 4 miles from Ambleside, 13 miles from Keswick, 9 miles from Windermere and approximately 23 miles from access to the M6 motorway at junction 36. The village has a population of just under 1,000 but attracts large numbers of visitors throughout the year due to its location and its association with the Lake District poets.

Location

The property is situated in a 100% prime retail tourist location between the churchyard and Grasmere's main car park.

Description

The property comprises a ground floor lock up shop, good display frontage with the following approximate areas and dimensions:-

Internal width	13' 5"
Shop depth	22' 9"
Ground floor sales	286 sq ft (26.6 sq m)
Plus w.c.	

Lease

The property is to let on a new effectively full repairing and insuring lease at a rental of £10,400 p.a. for a term of years to be negotiated subject to 3 yearly upward only rent reviews.

Premium

Nil premium is required for the benefit of our clients lease.

Rateable Value

Rateable Value £11,000 UBR 43.3p
Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

EPC

To be provided.

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.