

## 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.