

## To Let By Way of Assignment

**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 held on the balance of a 15 year full repairing and insuring lease at a rental of £11,400 from 5<sup>th</sup> July 2004 subject to reviews in July 2007 and every 3<sup>rd</sup> year thereafter. The next review therefore is not until 5<sup>th</sup> July 2010.

#### Premium

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

#### Rateable Value

Rateable Value £10,500 UBR 46.2p

#### 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)

