

To Let on New Lease

**Lower Ground Floor to
Tesco Store
St Mary's Lane
Ambleside
LA22 9DG**



460.3 sq m (4,630 sq ft) gross internal area storage facility To Let suitable for other uses subject to planning.

Ambleside is situated in south Cumbria within the Lake District National Park, 13 miles from Kendal, 23 miles from Penrith, 17 miles from Keswick and approximately 20 miles from access to the M6 motorway at junction 36. The village has a resident population of approximately 3,000 but benefits from large numbers of visitors throughout the year being one of the principal tourist destinations in the north of England. The area generally has a buoyant local economy with unemployment rates consistently well below the national average.

Location

The property is situated in Ambleside town centre convenient to the prime retail areas of the town and other town centre amenities as can be seen from the attached copy Goad extract (for approximate identification purposes only).

Accommodation

Gross internal area	430.3 sq m	4,360 sq ft
Loading bay height	2'6"	0.76 m
Delivery door width	9'3"	2.82 m
Height	8'3"	2.5 m

Lease

The property is to let by way of a sub lease for a term of years to be negotiated subject to a rent review 23rd June 2016 and 5 yearly thereafter on internal repairing and insuring terms at a commencing rental of £20,000 p.a. exclusive of rates and VAT payable quarterly in advance. The lease is to be contracted out of the 1954 Landlord and Tenant Act.

Rateable Value

To be reassessed.

EPC

To be provided.

Legal Costs

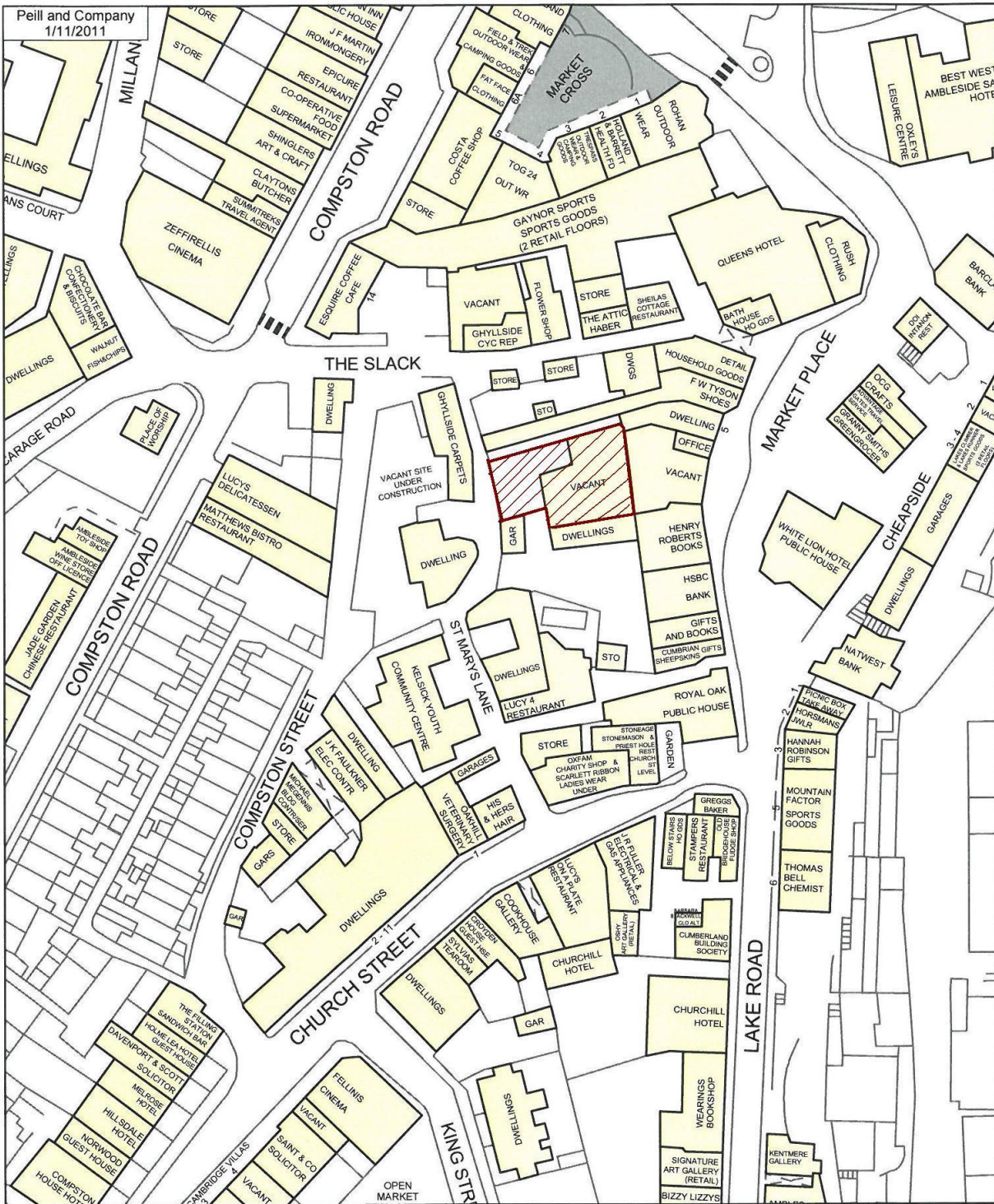
Each party to be responsible for the payment of their own legal fees.

VAT

The property been registered for VAT and VAT will therefore be chargeable on the rental.

Viewing

Through joint sole agents Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings and Johnson Fellows – Oliver Robinson dealing. Contact 0121 234 0459 or (oliver.robinson@johnsonfellows.co.uk)



For Identification Purposes Only

50 metres