

## To Let

18/20 Market Street  
Kirkby Stephen  
Cumbria  
CA17 4QS



### Prime Retail Shop in Town Centre

#### Location

The premises occupy an extremely prominent main road position in Kirkby Stephen, a prosperous and bustling market town which has easy access both to Junction 38 of the M6 Motorway at Tebay and the main A66 route across Stainmore to Scotch Corner at Brough.

#### Description

The premises comprise a substantial double fronted shop, which operated previously as Littlefairs Builders Merchants. The premises benefit from excellent rear access for loading. The property is opposite Market Square on which there is extensive car parking, in addition to which, some on-street car parking is available in front of the property.

#### Accommodation

Ground floor:	Total Front Sales	544 sq ft
	Middle Sales	356 sq ft
	Rear Sales	1,829 sq ft

#### Lease

The property is to be let on a new internal repairing and insuring lease for a term of 3 year or multiples of 3 years, subject to a review of the rent after each 3 year period.

#### Terms

Rental: £17,500 p.a.x.

#### Rating

Rateable Value - £8,500  
UBR – 43.3p

#### EPC

To be provided.

#### Legal Costs

Incoming tenant to be responsible for the landlord's reasonable legal fees incurred in the preparation of the lease up to a maximum of £400 plus VAT.

#### VAT

The properties are registered for VAT which will be charged at the appropriate rate at the time.

#### Viewing

Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) andrew@peill.com.

#### Subject To Contract

