

Prime Shop To Let By Way of Assignment

22 Market Street
Ulverston
LA12 7LR



Ulverston is an attractive market town situated in South West Cumbria on the Furness Peninsula, 8 miles from Barrow in Furness, 26 miles from Kendal and 26 miles from access to the M6 Motorway at Junction 36. The town has a resident population of approximately 12,000, attracts significant numbers of visitors and acts as a retail, service and employment centre to the outlying villages and rural hinterland. Markets are held on Thursdays and Saturdays with early closing on Wednesdays.

Location

The property is situated in a prime retail position in the centre of Ulverston close to major multiples such as Boots, Greggs and the Co-op and many well established local independent retailers.

Description

The property comprises a ground floor shop and basement.

Accommodation

The property has the following approximate areas and dimensions:-

Ground Floor Shop

Internal width (front)	15'8"	4.75 m
Rear	12'9"	3.89 m
Sales area	353 sq ft	32.8 sq m

Wc and kitchen to rear

Staircase leading to:

Basement	319 sq ft	29.65 sq m
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Rateable Value

Rateable Value £7,200 UBR 43.3p

Lease

The property is let by way of an assignment of the existing lease which is a 10 year full repairing and insuring lease from 6th March 2008 subject to a tenants break at the end of year 5 at the passing rental of £12,000 p.a. exclusive of rates and VAT payable quarterly in advance subject to a 5 year rent review. The incoming tenant therefore has the option of a break in March 2013.

Premium

Nil premium is required in respect of the assignment of our clients lease.

EPC



Legal Costs

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

VAT

The property has not been registered for Vat and Vat is not currently chargeable on the rental.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

