

## For Sale

### Freehold Premises at Trenouth Of Grange Main Street Grange over Sands LA11 6DP



**Freehold retail premises with development opportunity for sale with vacant possession.**

Grange over Sands is situated in south Cumbria 15 miles from Windermere and Ulverston, 14 miles from Kendal and approximately 14 miles from access to the M6 motorway at junction 36. The town has a resident population of approximately 3,500 and as well as serving as a retail, service and employment centre for the outlying rural areas it also attracts significant numbers of visitors throughout the year and has a number of large hotels.

#### Location

The property is situated in a 100% prime retailing location in Main Street where the existing business has been successfully maintained for many years. The main pay and display car park is located nearby and on street car parking is also available in front of the property.

#### Description

The property comprises two interconnecting shops providing sales at ground and first floors together with outbuildings and adjacent land. The first floor used to be in use as a dwelling flat and subject to the necessary planning consent, this could be reinstated at relatively modest cost.

#### Accommodation

The property has the following approximate areas and dimensions:-

#### Ground Floor Shop

Left hand side sales area	319 sq ft	29.65 sq m
Right hand side sales area	208 sq ft	19.32 sq m

#### First Floor

Sales area	414 sq ft	38.46 sq m
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#### Outside

External storage	3.9 sq m	42 sq ft
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#### Tenure

The property is offered for sale freehold with full vacant possession. Consideration may also be given to a full repairing and insuring lease for a minimum term of 10 years.

#### Rateable Value

Rateable Value	£8,800	UBR 43.3p
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#### Price

£235,000.

#### Business

The business may be available by separate negotiation – further details on request.

#### 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.

**Viewing**

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