

Prime Town Centre Shop

To Let

**5 Market Place
Ulverston
LA12 7BA**



Excellent location with excellent footfall

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 occupies a prime location in the centre of Ulverston, fronting Market Place immediately adjacent to a long standing opticians. There are a number of both national and local multiples in the vicinity including Tesco and Greggs the Bakers.

Description

The premises comprise a substantial ground floor shop having a good shop front on to Market Place together with ancillary accommodation on the basement and at first floor level.

Accommodation

Ground Floor Sales area

Internal width	17'6"
Shop depth	30'0"
Sales area	475 sq ft

Basement

Total storage accommodation	428 sq ft
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First Floor

Total office accommodation	607 sq ft
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Terms

Rent: Offers in the region of £12,500 p.a. exclusive of rates.

Lease: Multiples of 3 years on an internal repairing and insuring basis.

Rateable Value

Rateable Value £10,250 UBR 43.3p

EPC



Legal Costs

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

VAT

All prices quoted are exclusive of but may be liable to VAT.

Viewing

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

