

## 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
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### 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.

