

## To Let on New Lease

**Unit 1, Cumbria House  
Stock Lane  
Grasmere  
LA22 9SJ**



### Prime Tourist Retailing Opportunity

Grasmere is situated 4 miles from Ambleside, 13 miles from Keswick, 9 miles from Windermere and approximately 23 miles from access to the M6 motorway at junction 36. The village has a population of just under 1,000 but attracts large numbers of visitors throughout the year due to its location and its association with the Lake District poets.

#### Location

The property is situated in a 100% prime retailing position in the centre of Grasmere midway between Grasmere church with Wordsworth's grave and the main coach and car park. Nearby retailers include Julian Graves, Whittards and many well established local independent retailers.

#### Description

The property comprises a ground floor lock up retail unit with display frontage with forecourt sales area and rear ancillary accommodation.

#### Accommodation

The property has the following approximate areas and dimensions:-

Internal width	30' 6"
Maximum shop depth	29' 0"
Ground floor sales	760 sq ft (70.5 sq m)
Kitchen (plus w.c.)	76 sq ft (7.1 sq m)

#### Rateable Value

Rateable Value £23,750	UBR 46.2p
£10,545 payable	2008/2009

#### Lease

The property is to let on a new 15 year full repairing and insuring lease at a commencing rental of £24,000 p.a. subject to 5 yearly upward only rent reviews on full repairing and insuring terms.

#### 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 and Company, Tel 0845 450 4444 – Pete Nicholson dealing (pete@peill.com)