

**Lake District National Park
Office/shop to let by way of assignment or sub-lease**

**Former Barclays Bank
Griffin Street
Broughton in Furness
Cumbria
LA20 6HH**



Broughton in Furness is situated within the Lake District National Park in south-west Cumbria and is an attractive village offering good access to the Lake District, the Furness Peninsula and west Cumbria.



Location

The subject property is situated off the main square and close to the Post Office, Tyson's Butchers, Broughton Village Bakery, The Black Cock Inn and The Old Kings Head public house.

Description

The subject property comprises the ground floor premises previously in occupation as a bank branch, but subject to any consents being received would be suitable for alternative uses such as retail, or continued use as offices. The property offers the following accommodation:-

Accommodation

Ground floor		
Internal Width	10.87 m	(35' 6")
Shop depth	8.12 m	(26' 6")
Sales/office NIA	48.1 sq m	(518 sq ft)
Storage	19.1 sq m	(206 sq ft)
Total internal area	67.2 sq m	(724 sq ft)

Terms

The property is available to let either by way of an assignment of the existing lease (see below) or on a new sub-lease. The sub-lease would be on a short-term basis expiring before 31 October 2022, and excluded from the security of tenure provisions of the Landlord & Tenant Act.

Lease

The property is held on the balance of a 20 year lease from 29 November 2007, the lease expiring in 28 November 2027 on a full repairing and insuring basis subject to a schedule of condition at a passing rental of £6,600 per annum. The tenant benefits from a break clause effective 29 November 2022.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £4,150
UBR – 48.0p (2018/2019)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'D'.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

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