

**Substantial attractive town centre offices
to let on a new lease**

**Barclays Bank Chambers
County Square
Ulverston
Cumbria
LA12 7AL**



Prominent roadside frontage

Ulverston is a market town situated in south-west Cumbria with a resident population of approximately 15,000 but which draws on a wider catchment incorporating surrounding towns and villages. The town lies on the A590 trunk road linking junction 36 of the M6 motorway (approximately 26 miles distant) with Barrow in Furness (8 miles) and Kendal (26 miles). Ulverston lies on the Cumbrian coastal railway line linking with the west coast mainline at Lancaster with connections to London and Glasgow/Edinburgh.

Location

The property, which is shown for identification purposes on the enclosed plan, is situated in a prominent position at the junction of County Square and the A590 in a corner location opposite the Coronation Hall and Post Office. The property is within a short walk of Ulverston town centre and the railway station. Ulverston town centre benefits from a large number of interesting and independent traders and other retailers on the edge of Ulverston include a new Marks and Spencer Food Hall and a Booths supermarket.

Description

The available offices comprise a range of individual offices situated at first floor level above the Barclays Bank branch. The offices have the benefit of an impressive, and dedicated ground floor entrance leading to a vestibule and staircase to first floor. There are ladies' and gent's WCs at first floor level and a small kitchenette. The property offers the following accommodation:-

Accommodation

Room 1	32.09 sq m	(345 sq ft)
Room 2	20.48 sq m	(221 sq ft)
Room 3	20.04 sq m	(216 sq ft)
Room 4	13.51 sq m	(145 sq ft)
Room 5	27.1 sq m	(292 sq ft)
Room 6	11.68 sq m	(126 sq ft)
Room 7	17.90 sq m	(193 sq ft)
Landing/Reception	3.12 sq m	(34 sq ft)
Kitchen	3.18 sq m	(34 sq ft)

Total net internal area **149.1 sq m** **(1606 sq ft)**

Ladies & Gents WC Facilities

Terms

The property is available to let on the basis of a new lease for 3 years or longer, subject to 3-yearly rent reviews.

Rent

A commencing rental of £8,000 per annum, exclusive.

Rating Assessment

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

Rateable value £8,000

UBR – 49.9p/51.2p (2020/2021)

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.

Services

Mains water, mains drainage and mains electricity are connected to the premises. Heating to most of the offices is by way of electric panel heaters.

Energy Performance Certificate

To be provided.

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.

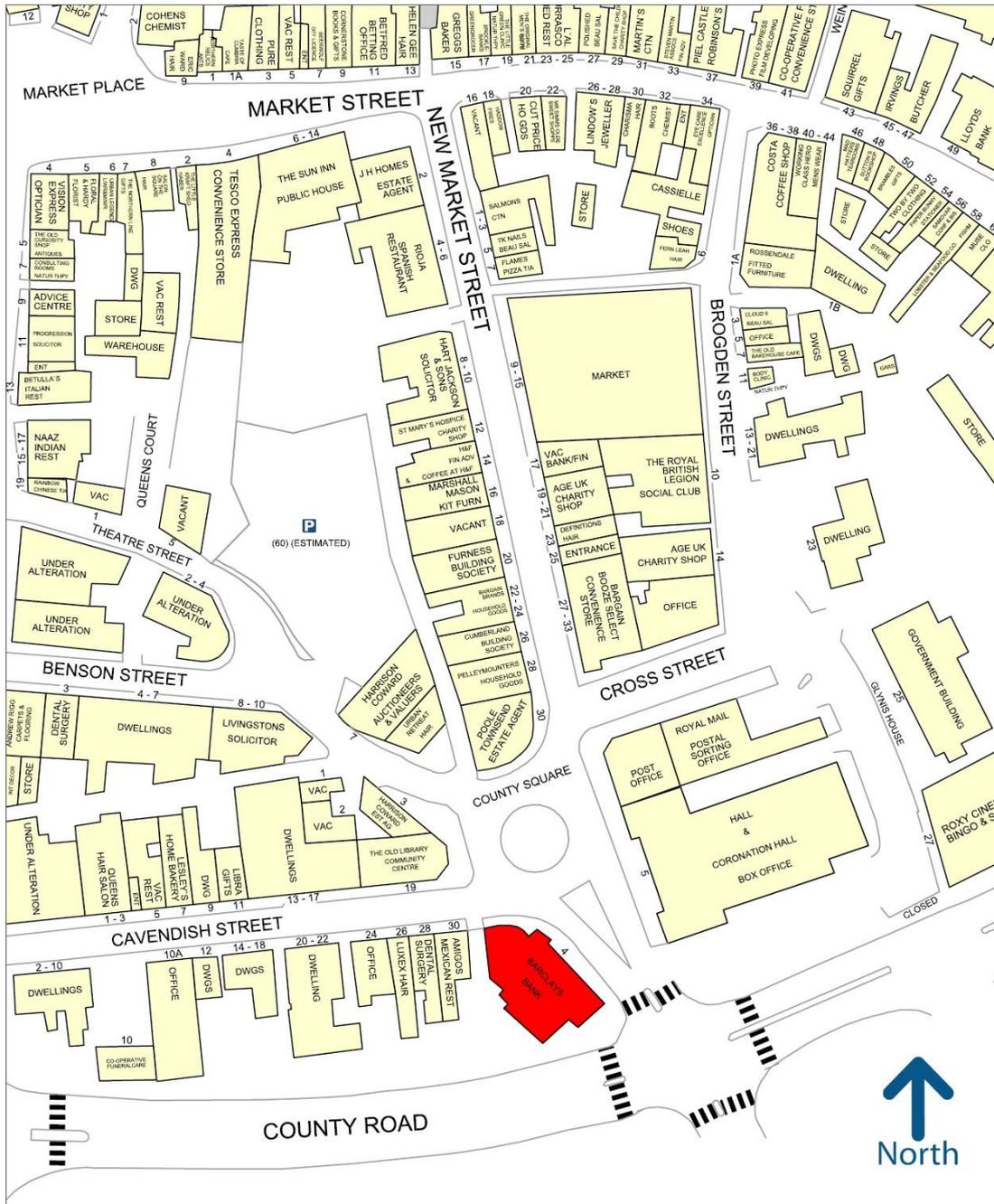
Viewing

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

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity





Plan for identification purposes only