

## Prime Lake District Opportunity

Former Barclays Bank  
Ground and first floor  
Market Place  
Ambleside  
Cumbria  
LA22 9BU



Available on a short-term sub-lease  
or a new lease is available by negotiation

Ambleside is situated within the heart of the Lake District National Park and is one of the UK's most visited tourist destinations. The village's resident population is swelled throughout the year by an influx of tourists, holiday makers and day trippers and Ambleside is renowned as being at the centre of the Lake District outdoor adventure economy, being popular with walkers, climbers, mountain bikers, sailors and tourists. Ambleside is approximately 16 miles south of Keswick, 12 miles from Kendal, 4 miles from Windermere and within 20 miles of access to the M6 motorway at junction 36.



### Location

The property is shown for identification purposes on the enclosed Street Traders' plan and occupies a highly prominent corner location on Market Place, adjacent to the Salutation Hotel and close to the Market Cross Shopping Centre. Occupiers in the immediate vicinity include Tesco Express, Gaynor Sports, Rohan, Fat Face, Trespass, Costa Coffee, Field & Trek and a range of high-quality independent traders.

### Description

The subject property comprises the former Barclays Bank premises arranged over ground and first floors and offers the following accommodation:-

### Accommodation

Ground floor		
Internal width	10.51 m	(34' 6")
Shop depth	13.98 m	(45' 11")
Built depth	16.49 m	(54' 1")
Net internal area	128.81 sq m	(1,387 sq ft)
Store and strong room	24.12 sq m	(260 sq ft)
Ground floor NIA	152.93 sq m	(1,647 sq ft)
First floor total NIA	86.64 sq m	(933 sq ft)
<b>Total net internal area</b>	<b>239.57 sq m</b>	<b>(2,580 sq ft)</b>

There are ladies' and gents' wc facilities on the ground floor together with kitchen and wc facilities at first floor level.

### Terms

The property is available to let either by way of an assignment of the existing lease (see below) or by way of a new sub-lease for a term expiring on (or prior to) 31 May 2021 on a sub-lease contracted out of the security of tenure provisions of the Landlord and Tenant Act.

Alternatively, a new lease of the whole accommodation could be available to an incoming occupier.

### Lease

The property is held on the balance of a 20-year lease from 24 June 2006 with the benefit of a break clause effective 24 June 2021, subject to 5-yearly rent reviews on a full repairing and insuring basis qualified by a reference to a photographic schedule of condition. The current rent passing is £36,000 per annum (next review June 2021).

### Rating Assessment

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

Rateable value £21,000  
UBR – 49.1p (2019/2020)

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

**NB.** Under the current business rate regime, it is likely that an occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable

### Energy Performance Certificate

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

### Legal Costs

Each party to be responsible for their own legal fees incurred in any assignment or sub-letting.

### VAT

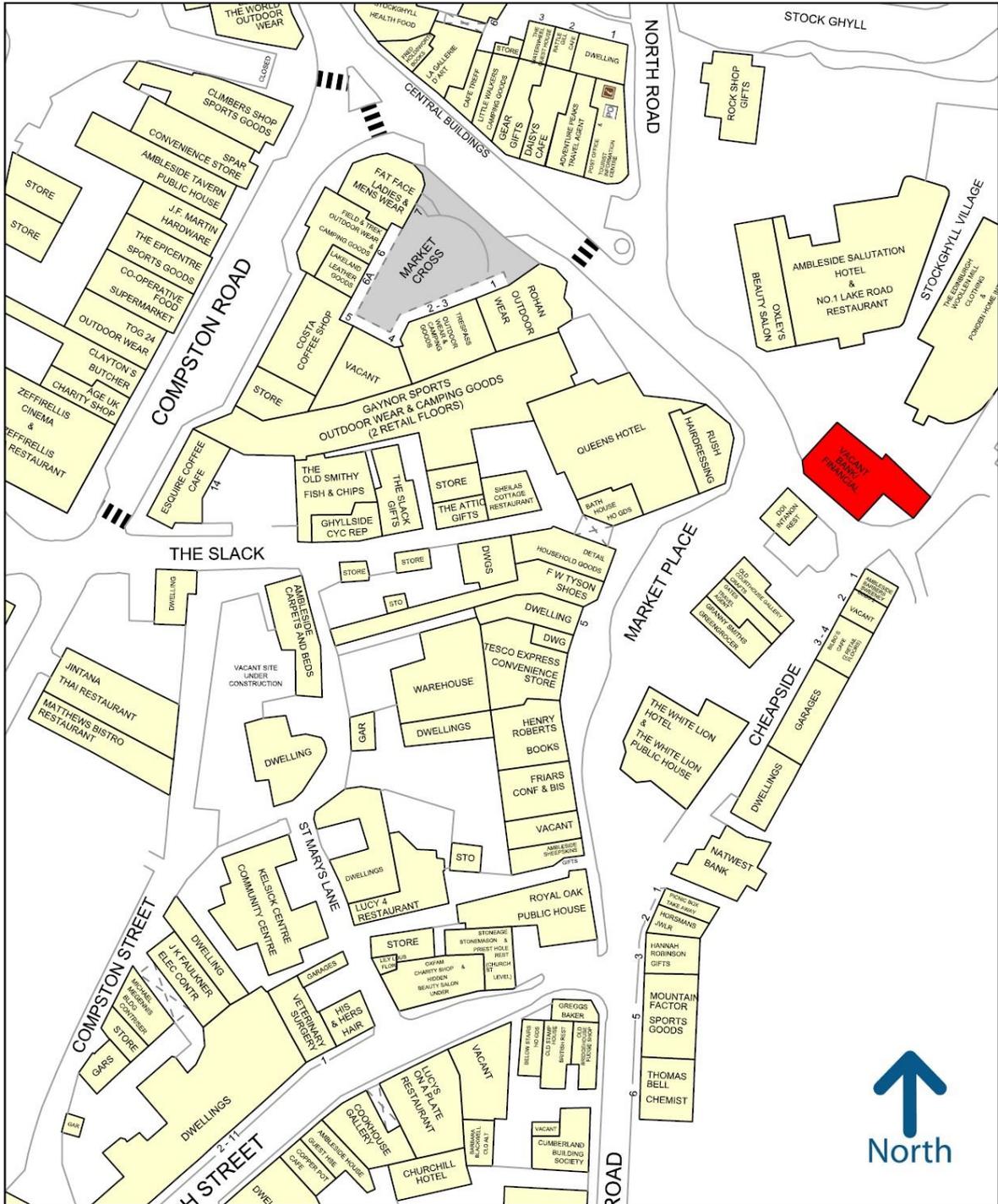
All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

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

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



Plan for identification purposes only

**IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991**

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.