

**Prime shop To Let on a new lease**

**34 Main Street  
Kirkby-Lonsdale  
Via Carnforth  
Lancashire  
LA6 2AJ**



**Superb location amongst high quality independent traders and close to Fat Face, Boots the Chemist, Kirkby Lonsdale Tourist Information Centre and the Kirkby Lonsdale Brewery/Visitor centre**

Kirkby Lonsdale is an attractive town situated in the Lune Valley on the edge of the Yorkshire Dales National Park and within a short distance of the Lake District National Park. Kirkby Lonsdale is a very popular service centre for the surrounding area and offers good access to Lancaster, Kendal, Settle and Skipton. The town is an increasingly popular tourist destination with weekly food markets, annual food festival and renowned for its independent traders.



### Location

The property which is shown for identification purposes on the enclosed street traders plan is immediately opposite the new Kirkby Lonsdale information centre and close to The Bath House, Fat Face, Boots the Chemist, the Royal Hotel and the Royal Barn comprising the Kirkby Lonsdale Brewery and Visitor Centre. The property occupies an extremely prominent location close to the junction of Main Street with Market Square and New Road and would be suitable for a range of potential occupiers.

### Description

The subject property comprises a ground floor lock-up shop comprising part of a larger block of property with adjoining café. Some limited basement storage is available (access by way of a trap door). The property offers the following accommodation:-

### Accommodation

Internal width	4.22m	
Shop Depth	6.42m	
Ground floor sales area	25.27 sq m	(277 sq ft)
WC & WHB		

### Terms

The property is available to let on the basis of a new six-year lease on a full repairing and insuring basis with a rent review after 3 years.

### Rent

A commencing rental of £9,750 per annum payable quarterly in advance, exclusive of rates and service charge.

### Rating Assessment

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

Rateable value £9,300  
UBR – 49.9p (2022/2023)

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 'C-52'

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

### 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 or Claire Bailey dealing), admin@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**

**NB:** the availability of the property is subject to obtaining vacant possession of the premises on relocation of the existing tenant

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