

Prime Lake District opportunity

Radio House
Church Street
Ambleside
Cumbria
LA22 0BU



Class E retail/office/café premises to let

Ambleside is situated in the heart of the Lake District National Park and is one of the UK's most visited tourist destinations. The village lies on the northern shores of Windermere and is situated approximately 16 miles north of Kendal, 8 miles north of Windermere and 16 miles south of Keswick. Ambleside is renowned for its location in the centre of the Lake District and is popular with day trippers, holiday makers, walkers, climbers, cyclists and outdoor enthusiasts. Ambleside has benefitted significantly from the boom in 'staycations' with high occupancy rates, and significant numbers of visitors to the Lake District over the past two years which seems likely to continue.



Location

The subject property, which is shown for identification purposes on the enclosed street traders plan, occupies an extremely prominent position close to the junction of Church Street with Lake Road and immediately opposite Oxfam, with other occupiers in the immediate vicinity including Greggs, Fjallraven, the Old Stamp House (Michelin Star restaurant) and Lucy's on a Plate. In addition, there are a large range of good quality independent traders in the immediate vicinity and Church Street has the benefit of on-street car parking with ample pay-and-display car parking in the immediate vicinity.

Description

The property comprises a good quality ground floor refurbished shop with side entrance and storage, together with basement suitable for further storage or potential office/sales accommodation. The property which is currently in occupation as farm shop (Class E – Retail) would also be suitable as showroom, office or café/tearoom and is fitted out internally to a good standard. There is a ground floor front shop together with a rear office/meeting room and ancillary kitchen and wc accommodation to the rear. A staircase leads to the basement storage area. The property offers the following accommodation:-

Accommodation

Ground floor		
Internal width	8.10 m	(26' 7")
Shop depth	6.84 m	(22' 3")
Sales area	59.07 sq m	(636 sq ft)
Side/rear storage	14.62 sq m	(157 sq ft)
Total net internal area	73.69 sq m	(793 sq ft)

Separate wc and whb, together with kitchen area.

Terms

The property is available to let on the basis of a new 10-year full repairing and insuring lease subject to rent review at year five. Our clients may be prepared to be flexible in terms of lease length and further details are available on request.

Rent

A commencing rental of £22,500 per annum exclusive of rates and service charge.

Service Charge

The upper floor has been sold off on a long lease and the tenant of the subject property will be responsible for a proportion of items such as annual insurance – further details on request.

Rating Assessment

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

Rateable value £7,600
UBR – 49.9p (2023/2024)

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

NB. Under the current business rate regime, a qualifying occupier of the subject property will benefit from small business rate relief.

Energy Performance Certificate

The property has an energy performance asset rating of 'D-96'

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.

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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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