

**PROMINENT TOWN CENTRE
WORKSHOP/STUDIO/SHOWROOM
TO LET ON A NEW LEASE**

**The Stables Workshop
Buxton Place
Lower Brook Street
Ulverston
Cumbria
LA12 7EE**



Prominent location immediately adjacent to the Buxton Place car park just off Market Street

Ulverston is an attractive market town situated on the southwest fringe of the Lake District National Park with a resident population of approximately 15,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Ulverston is approximately 8 miles from Barrow-in-Furness, 20 miles from Windermere, 26 miles from Kendal and 26 miles from access to the M6 motorway at junction 36. Ulverston is renowned as being a 'festival town' with a number of outdoor events in the town centre throughout the year. In addition, there are a large number of independent traders in Ulverston town centre, and outdoor markets are held on a Thursday and Saturday.



Location

The available property is immediately adjacent to the beer garden to the Piel Castle public house, just off Buxton Place car park at the lower end of Lower Brook Street. As such, the building offers a prominent frontage to one of the main town centre shoppers' car parks.

Description

The property comprises a two-storey building arranged over ground and first floors most recently occupied as a picture framing workshop with showroom. The property would, however, lend itself to alternative uses (subject to any consents being received).

Accommodation

The property offers the following accommodation:-

Ground floor – Room 1	17.21 sq m	(184 sq ft)
Room 2 (former showroom)	17.35 sq m	(187 sq ft)
Total Ground Floor	34.47 sq m	(371 sq ft)
First floor - Room 1 – wc & whb off	13.83 sq m	(149 sq ft)
- Room 2 – wc & whb off	14.56 sq m	(157 sq ft)
Total First Floor	28.39 sq m	(306 sq ft)
TOTAL NET INTERNAL AREA – Both floors	62.86 sq m	(677 sq ft)

Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews on an internal repairing and insuring basis.

Rent

A commencing rental of £125 per week (£6,500 per annum) exclusive.

Rating Assessment

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

Offices and premises -

Rateable value £4,150
UBR – 49.9p (2023/2024)

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

NB. The current small business rate relief scheme means that a qualifying occupier is likely to pay zero business rates in respect of the subject property. Further details are available from Westmorland & Furness Council.

Energy Performance Certificate

The property has an energy performance asset rating of '112-E'.

Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

Viewing

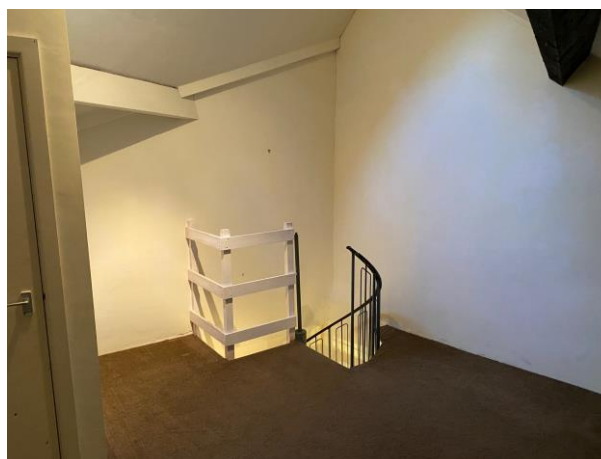
Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

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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.



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