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Peill & Co

01539 888 000

**RETAIL PREMISES SUITABLE FOR OFFICE OR SALON
AVAILABLE ON A NEW LEASE**

**2 Imperial Buildings
Main Street
Grange-over-Sands
Cumbria
LA11 6DP**



**Prominent roadside location near to Promenade and Railway
Station**

**Chartered Surveyors, Commercial Property and Development Consultants, Chartered Valuation Surveyors, Building Surveyors
Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.**



Grange-over-Sands is situated in south Cumbria 15 miles from Windermere and Ulverston, 14 miles from Kendal and approximately 14 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 4000 as well as serving as a retail service and employment centre for the outlying rural areas. It also attracts significant numbers of visitors throughout the year and has a number of large hotels.

Location

The property, which is shown red for identification purposes on the enclosed plan, is situated on Main Street in one of the prime retail locations in Grange-over-Sands.

Description

The property, which forms part of Imperial Building, comprises a self-contained retail shop including kitchen, and wc to the rear plus basement storage.

Accommodation

Ground floor Sales	16.25 sq m	(175 sq ft)
Rear Sales/Office	13.13 sq m	(141 sq ft)
Kitchen	4.72 sq m	(51 sq ft)
Basement Cellar Storage	12.11 sq m	(130 sq ft)
Total internal area	46.21 sq m	(497sq ft)

Rating Assessment

Rateable value £4,600
UBR – 49.9p (2025/2026)

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. Further details available on request.

Tenure

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

Rent

A commencing rental of £6,500 per annum exclusive

Energy Performance Certificate

The property has an energy performance asset rating of '70-C'

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

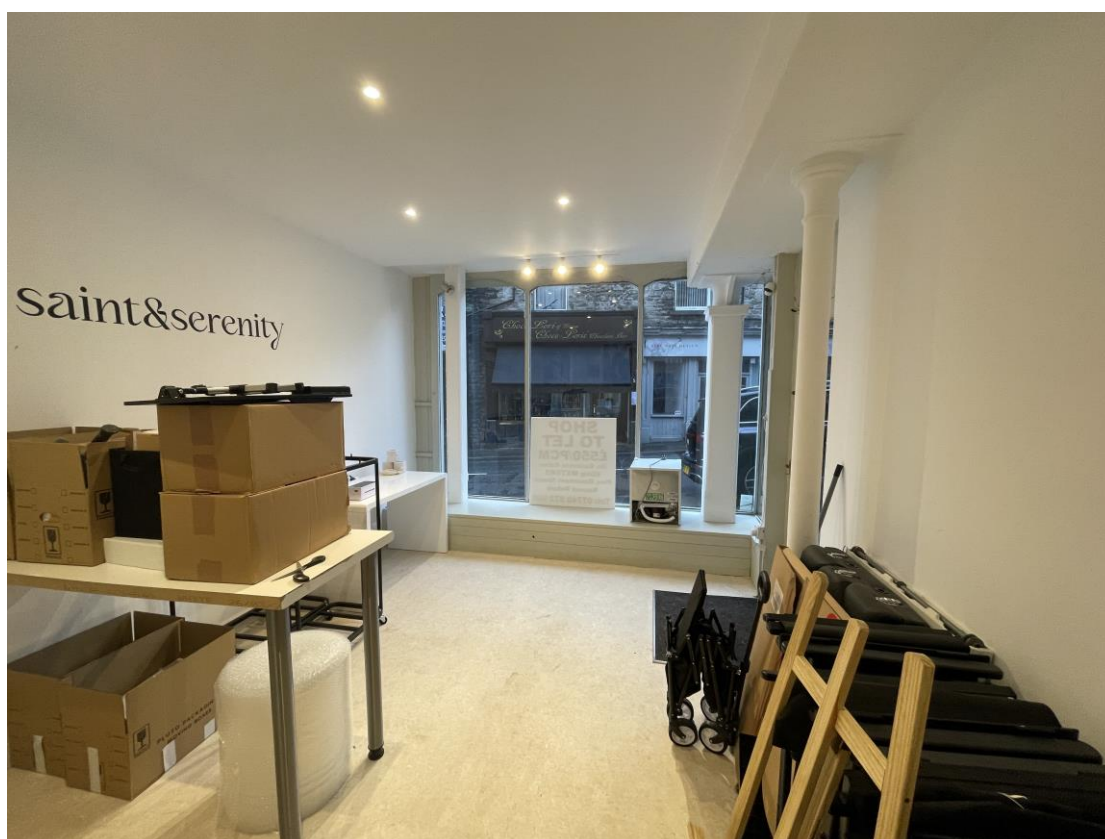
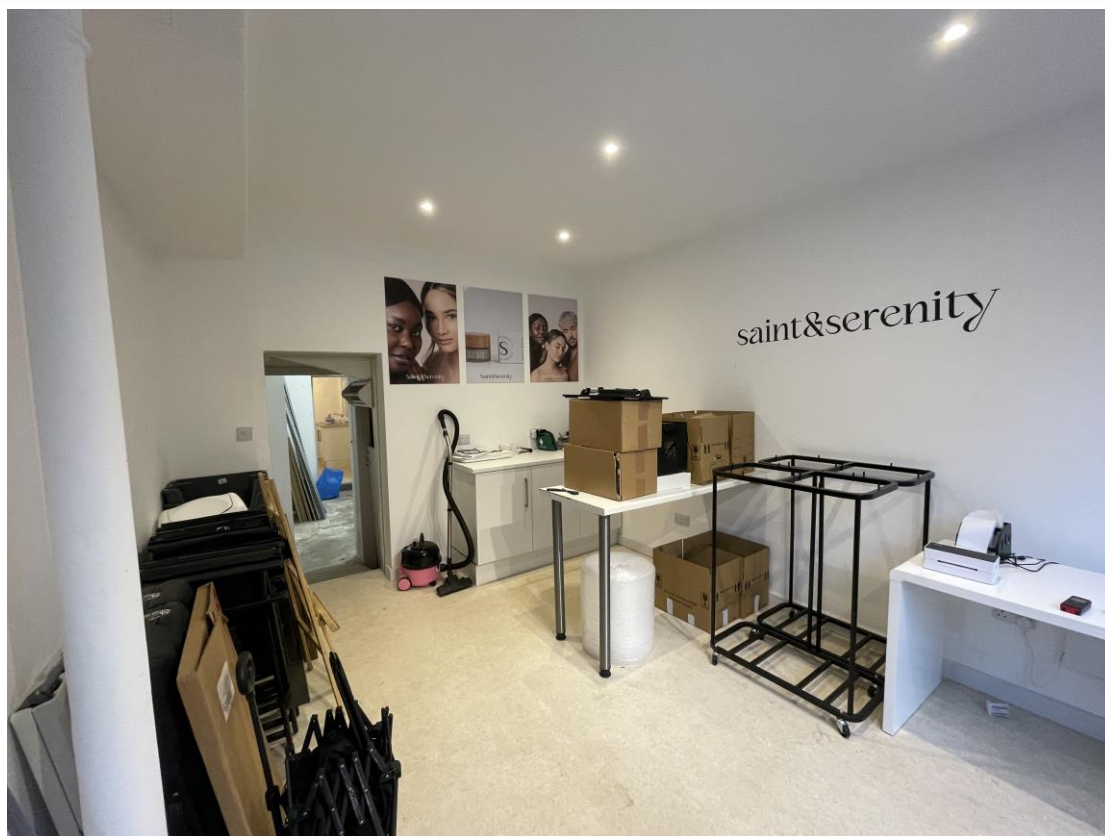
All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Ben Adams dealing), admin@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.



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