

**Leeds Office**: 0113 388 4848

Manchester Office: 0161 631 2852

# HIGH STREET PROPERTY / CLASS E 13 Market Cross, Ambleside LA22 9BT



# Rent: On application

**Total Area** 2,854 Sq ft / 265 Sq M

Viewing Strictly through the sole letting agent.

**Barker Proudlove** 

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# Location:

Ambleside is one of the busiest tourist towns in the Lake District National Park, attracting a large number of visitors throughout the year. The town is accessed from Junctions 36 and 37 of the M6 motorway via the A591 through Windermere and Kendal.

The property is located on Market Cross adjacent to Blacks and Esquires Coffee. Other nearby retailers include The Veg Patch, Fat Face, Tog 24 and Co-Op.

#### Accommodation:

The premises are arranged on ground and first floor and have the following approximate areas:-

Demise:	Sq Ft	Sq M
Ground Floor	1474	137
First Floor	1380	128.2

#### Tenure:

The premises are available by way of a new lease for a term to be agreed.

## **Business Rates:**

The property is to be reassessed by the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

# Service Charge:

Available on request

#### EPC:

Energy Performance Asset Rating - C

# **Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

# **Date Prepared:**

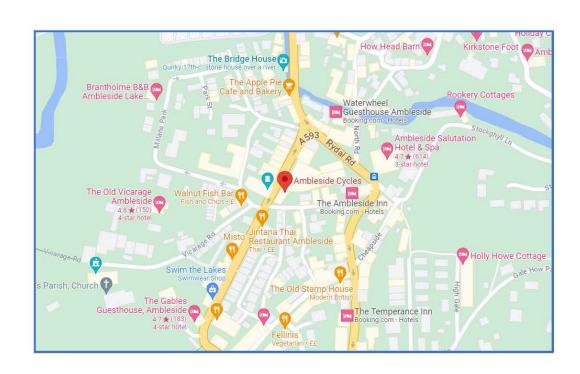
September 2023

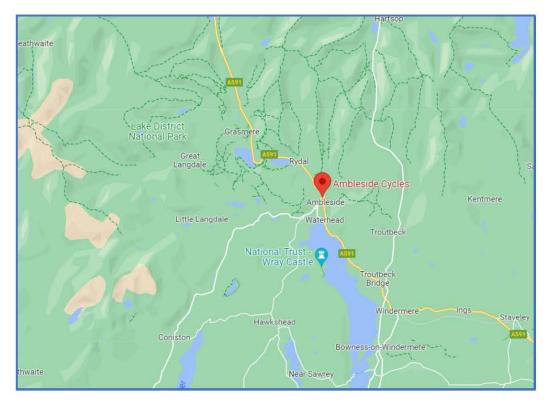
IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2023

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