



**barkerproudlove**  
retail property consultants

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## HIGH STREET PROPERTY / CLASS E

13 Market Cross, Ambleside LA22 9BT



**Rent: On application**

**Total Area**

2,854 Sq ft / 265 Sq M

**TO  
LET**

**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 the following approximate areas:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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](http://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

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