

TO LET Attractive and Prominent Retail Premises

Skylark House
Market Place
Ambleside
Cumbria
LA22 9BU

Edwin
Thompson



- Well located retail unit within the popular Lake District tourist town of Ambleside
- Attractive Shop Frontage
- Nearby occupiers include, Rush Clothing & Co, Tesco Express, Rohan, Fat Face, Fjall Raven, The Climbers Shop and a range of independent retailers and award winning restaurants.
- Ground Floor Sales of approximately 1,490 sq ft

To Let – £29,500 per annum exclusive

Ref: F1105

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LOCATION

The subject property is situated on Market Place in a prime main road retailing position in central Ambleside, in the English Lake District National Park which has UNESCO World Heritage Status. The attractive town of Ambleside, surrounded in a 'horse shoe' by Lakeland Fells, is situated at the northern end of Lake Windermere, 13 miles north west of Kendal and 20 miles from Junction 36 of the M6.

Ambleside has a resident population of 2,529 (2011 Census) and benefits from all year round trade due to its position. The National Park has a population of 41,831 and receives 40.7 million day visitors and 6.6 million overnight visitors, adding £2.9 billion to the region's economy (Cumbria Tourism 2016), with tourism being the major industry (Lake District National Park Authority).

The premises enjoys excellent footfall due to its prominent position in Ambleside on Lake Road (A591) the main thoroughfare. The local vicinity boasts leading high street retailers: Greggs, Fjall Raven, Tesco Express, Rohan, Fat Face, The Cumberland Building Society and Boots. The immediate area also has a number of quality independent retailers: The Bath House, Friars Confectioners, Huttons Chocolates, Old Court Gifts, F.W. Tyson Mountain Footwear, Mountain Factor, Thomas Bell Chemist (Est 1839) and the renowned restaurants, The Stamp House, Lake Road Kitchens and Doi Intanion.

Ambleside has a connection with Wordsworth, other Lakeland Poets, Beatrix Potter, Harriet Martineau and Charlotte Mason which attracts a large number of foreign visitors.

The attached plan shows the location of the premises (for identification purposes only).

THE PREMISES

This superbly positioned detached and imposing three-storey stone-built building has been occupied as a Barclays Bank maintaining its character but benefitting from an open plan layout.

The ground floor of the building is now available to let with the upper floors being developed for residential use.

THE SHOP

The ground floor shop provides three large retail display windows, a corner entrance which leads to useful open plan accommodation, which comprises a large sales area, separate office/additional trading space, rear WC's, stores and the former safe with feature strong door, which can provide further storage or unique trading accommodation.

The accommodation is in a stripped back condition in preparation for tenant fit-out, benefits from a separate stock delivery point on the southern elevation and is separately serviced from the upper floor accommodation.



ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor Sales 138.39m² (1,490 sq ft)

LEASE TERMS

The property is available by way of an Internal Repairing & Insuring lease agreement for a term to be agreed and at a rental of £29,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

The current Energy Asset Rating for the premises is C65.

RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £21,000 and is described as bank and premises.

The property is part of a larger assessment and will need to be re-assessed upon occupation.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 01539 733 333.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

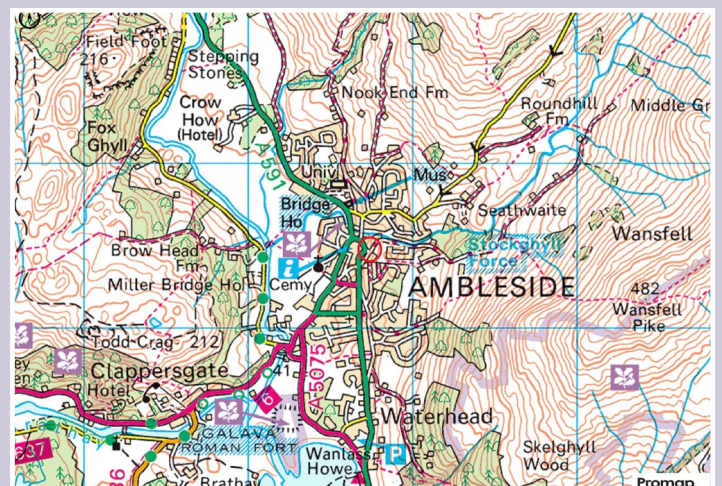
VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

Tel: 015394 48811

www.edwin-thompson.co.uk



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