

COMMERCIAL

MATTHEWS
BENJAMIN



5 Yewdale Road

Coniston, LA21 8DU

Annual Rent £20,000

Description

Excellent leasehold opportunity to acquire prominent retail premises in the heart of the Lake District National Park in the highly popular village of Coniston. Famous for Donald Campbell and numerous Lakeland poets.

The property extends to approximately 1154 square feet with large double frontage windows and has benefitted from investment in recent years by the landlords. Undergoing significant renovations and improvements by the landlord. Including hard wiring for CCTV and EPOS. The premises until recently were used for many years as an outdoor shop, although will obviously suit a variety of interested parties as they are highly versatile and could be used for a number of different businesses.

With large retail space to Yewdale road, with excellent storage to the rear, WC's and kitchen area. The property also has private parking to the rear for two vehicles.

Enviably positioned on the main high street in the centre of this extremely busy Lakeland town in the Lake District National Park which is a now a UNESCO World heritage Centre. Enjoying high levels of visitors throughout the year. Also located amongst a variety of shops, cafes and restaurants etc. With various car parks and parking areas close at hand.

Usage

Ea

Services

Mains water, electric and drainage. Wired for EPOS

Tenure

Leasehold available on flexible lease terms. IRI terms.

Rent

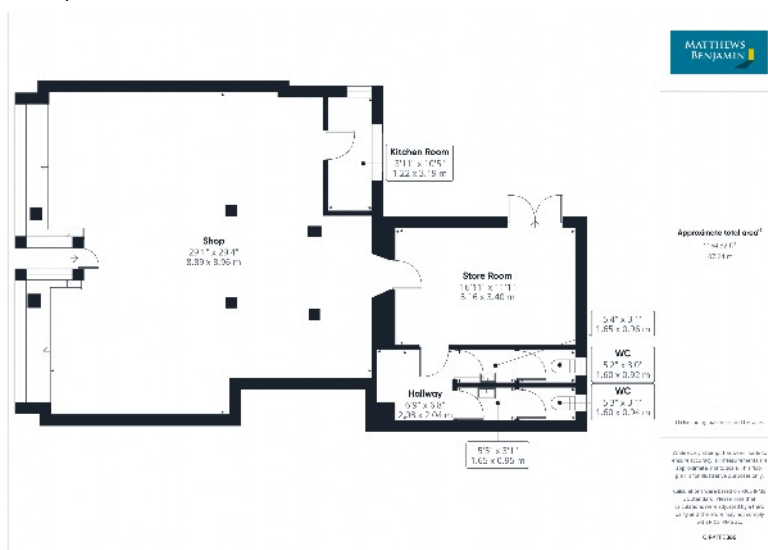
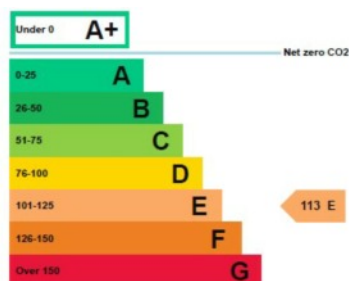
£20,000 pa

Outside

The property benefits from two private designated parking spaces to the rear and excellent loading and unloading space.

What3words:///

Fairy.multiples.proclaims



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

