



Radio House

Church Street, Ambleside, LA22 0BT

For Sale £205,000 or To Let £17,500

Class E retail/office/café premises to let

Radio House

Church Street, Ambleside

Excellent opportunity whether to purchase the freehold or lease the premises. Although available on flexible lease terms we would propose a new 10 year lease on FRI terms.

The property comprises of approximately 836 square feet spread over 2 floors although the majority is on the ground floor level. Recently refurbished ground floor shop with prominent twin window display. With a total square footage of approximately Side entrance, together with a two good basement rooms ideally suitable for storage.

The property has undergone extensive refurbishment in recent years including new electrical installations, reconfiguration of the shop, installation of new WC and provision for a kitchenette/staff area.

Centrally positioned set amongst a healthy mix of other traders and is well placed attracting an excellent blend of local and visitor trade. Ambleside is highly popular and extremely busy Lakeland town in the Lake District National Park which is a now a UNESCO World heritage Centre which enjoys high levels of visitors throughout the year.

The position also enables high levels of footfall past the front door as its on the principle route to the Lake out of town on the one way system.





Accommodation

Ground floor

Glazed front door with prominent double window displays with oak shelving. Panelled grey walls, pendant and spot lighting with electric wall heaters. Dark grey wooden effect flooring throughout. Glazed panelled door into;

Staff Area/Kitchen

Benefiting from stainless steel kitchen sink and base units. External side door.

WC with vanity wash hand basin and useful cupboard.

Basement

Two highly useful rooms providing an ideal storage facility.

Class E



Terms

The property is available to let on the basis of a new 7 -year full repairing and insuring lease subject to rent review at year five. Our clients may be prepared to be flexible in terms of lease length and further details are available on request.

Rent

A commencing rental of £17,500 per annum.

Services

Mains water, electric and drainage are connected.

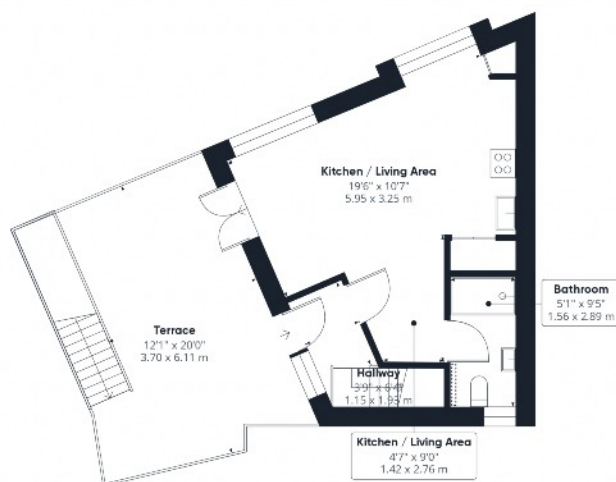
Tenure

Leasehold. 999 year lease from 2014.

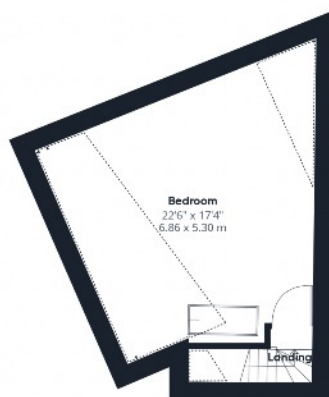
Rateable value

To be assessed.





Floor 1



Floor 2

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

743.38 ft²
69.06 m²

Reduced headroom

510.76 ft²
47.45 m²

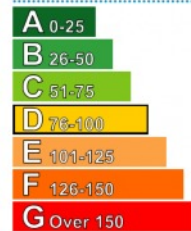
(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

More energy efficient



Less energy efficient

96 This is how energy efficient the building is.

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.