

TO LET

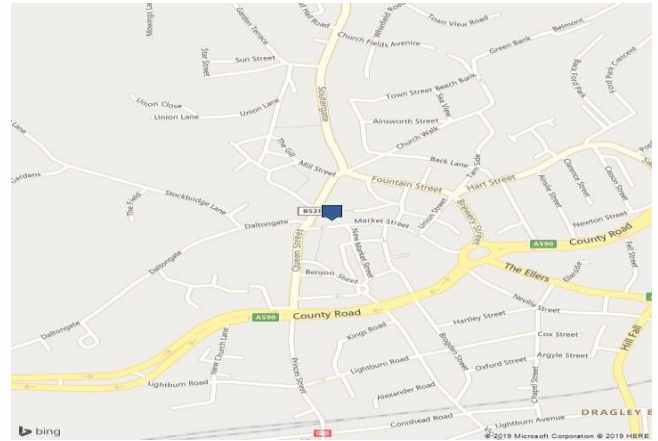
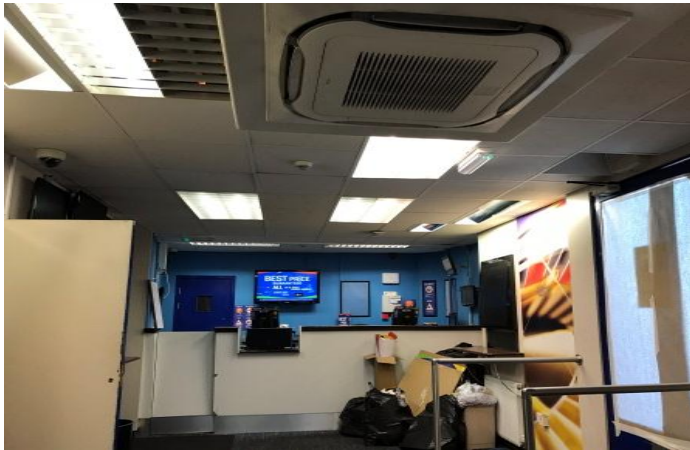


1 Market Street, Ulverston, Cumbria, LA12 7AY

Ground Floor Retail in attractive
Lake district town
1,615 Sq Ft (150.03 Sq M)

- Prominent location
- Attractive market town
- Open plan
- Flexible terms





Location

The property is positioned on the corner of Market Street and Daltongate and forms part of the main retail provision in the centre of Ulverston, a market town in the South Lakeland district of Cumbria in North West England.

Nearby occupiers include Tesco Express, The Farmers Ulverston bar and restaurant and Cohens Chemist.

Description

The ground floor unit, with demised basement, is set within a three storey corner building of traditional construction under a pitched slate tile roof. Internally the unit comprises an open-plan retail area with customer and staff WC facilities located to the side and rear of the unit respectively. There is a demised basement which can be accessed via an internal staircase. Access to the basement is partially limited due to the low ceiling height though the space may provide additional storage space. Internal ground floor specifications include a suspended tile ceiling with inlay lighting, painted walls and carpeted floors. Main access into the unit is via front single door fronting onto Market Street and a side door fronting onto Daltongate.

We understand that mains services include electric, water and drainage.

Accommodation

The property has been measured in accordance with the RICS measuring guidelines to give the following areas;

Ground floor 1,615 sq ft (150.1 sq m)

Asking Rent

£11,593. Per annum.

Lease Terms

The premises are held on a lease expiring May 2032. We are seeking an Ex Act sub lease, assignment or new lease, however consideration will be given to short term arrangements.

Business Rates

Rateable Value: £7,800

Rates Payable: £3,751.80

EPC

EPC: C (72). A copy of the EPC is available on request.

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah

Agent: Dan Rodgers

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Date of Preparation

09 October 2019