



Grange-over-Sands

£10,000 pa

Hutton House Shop, Main Street, Grange-over-Sands,
Cumbria, LA11 6DP

An excellent opportunity to acquire a highly visible retail unit, ideally positioned on the main thoroughfare and benefiting from a prominent frontage with an impressive window display. The property offers a generous and well-proportioned layout, perfectly suited for attracting passing trade and showcasing goods or services.

The accommodation comprises a spacious main retail area providing a bright and welcoming environment, complemented by a smaller rear section that could serve as additional retail space, storage, or office use. The premises also include a practical kitchenette and a WC facility for staff convenience.

This versatile unit is now available and presents excellent potential for a range of business uses, including retail, office, or service-based enterprises.

 
**Superfast Short & Long Stay
Broadband Parking Closeby**

Quick Overview

- Prominently positioned Shop Premises
- Good sized retail shop 560 sq ft
- Excellent window display
- Lease term - 5 years
- Kitchenette & WC
- Separate lock up unit to the rear if required
- Available now
- Superfast Broadband

Property Reference: G3169



Main Shop



Rear Shop



Kitchenette



Kitchenette and WC

Location: Grange over Sands is a popular, picturesque Edwardian, Seaside town with a population of approximately 4,300 popular with residents and holiday makers alike. Served by a good range of amenities including Railway Stations, Medical Centre, Library, Post Office, Cafes, Tea Rooms, Bakeries, Butchers and a variety of independent Shops. The wonderful, Edwardian, mile long Promenade provides a delightful walk with stunning bay views. Also popular and close by are the Ornamental Gardens, Duck Pond and Park Road Gardens with Band Stand.

Located just 20 minutes from Junction 36 off the M6 Motorway and a similar distance from the base of Lake Windermere, Grange is ideally situated. The shop can be found, adjacent to our Hackney & Leigh Grange Office.

What3words –
<https://what3words.com/musically.dabbling.evolver>

Accommodation (with approximate measurements)

Main Shop 32' 5" x 14' 5" (9.89m x 4.40m)

Rear Shop 12' 4" max x 7' 4" max (3.76m max 2.24m max)

Kitchenette 8' 0" x 2' 5" (2.45m x 0.76m)

WC

Separate Rear Store Available for storage if required. Some remedial works are required.

Lease: A new 3 or 5 year lease will be offered at the initial rent of £10,000 per annum. Tenants are responsible for the interior and plate glass window. Landlords to insure the building.

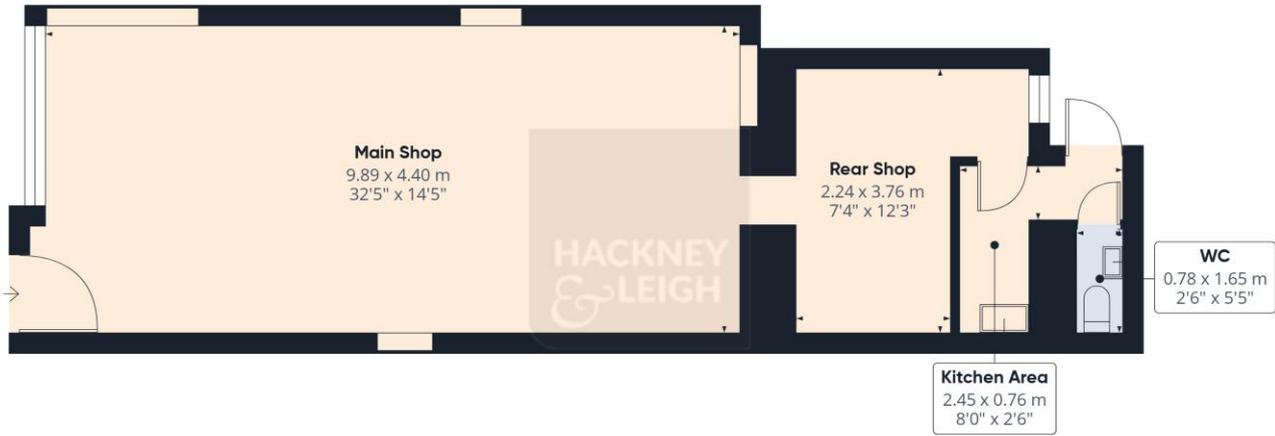
Rateable Value: £8300 - has recently been zero rated due to small business rate relief

Services: Mains water, electricity and drainage.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Approximate total area⁽¹⁾
63.1 m²
680 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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