

# To Let



## Ambleside

6a Market Cross, LA22 9BT

511 sq ft (47 sq m)

Rent upon Application

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**Location & Description:**

- Ambleside is one of the busiest tourist towns in the Lake District National Park, attracting a large number of visitors throughout the year.
  - The town is accessed from Junctions 36 and 37 of the M6 motorway via the A591 through Windermere and Kendal.
  - The property is located on Market Cross adjacent to Costa and Greggs. Other nearby retailers include Fat Face, Trespass and Rohan.
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**Demise:**

Ground Floor            511 sq ft (47.47 sq m)  
First Floor Ancillary 424 sq ft (39.39 sq m)

**Rent:**

Available upon request.

**Lease:**

The premises are available by way of a new lease for a term to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own.

**Rating Assessment:**

Rateable Value (April 2023) – £21,250.

**Date Prepared:**

September 2024

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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Ambleside



50 metres  
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Experian Goad Plan Created: 24/09/2024  
Created By: Barker Proudlove Ltd

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