

HIGH STREET PROPERTY / CLASS A1

6 Market Cross, Ambleside LA22 9BT



barkerproudlove
retail property consultants

Rent: £56,675 PA

Ground Floor Area

1,536 Sq ft / 143 Sq M

WITHDRAWN

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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 Fat Face and in close proximity to Rohan, Tog 24, Trespass and Boots.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1536	142.7
First Floor Sales	892	82.9
First Floor Ancillary	433	40.2

Rent:

The passing rent is £56,675 per annum exclusive.

Tenure:

The premises are available by way of an existing lease for a period of 10 years from 24th June 2012, expiring 23rd June 2022.

Business Rates:

The unit has a 2017 rateable value assessment of £52,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2019 stands at approximately £4,000 per annum.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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