

AMBLESIDE

4 Market Cross

Retail Unit Available by way of an Assignment

Location

Ambleside is one of the busiest tourist towns in the Lake District National Park. The town is accessed from junctions 36 and 37 of the M6 motorway via the A591 through Windermere and Kendal.

The property occupies a prominent position fronting Market Cross in the heart of Ambleside, adjacent to **Costa Coffee** and **Trespass**. Other retailers in Market Cross include **Fat Face**, **Field & Trek** and **Rohan**.

Rent/Terms

The property is available by way of an assignment of a 10 year lease from 3 April 2018 at a rental of **£30,000 per annum** exclusive. There is a tenant only break clause in April 2023. There is also an annual service charge. Please contact the agents for further information.

Accommodation

The property forms part of the Market Cross Shopping Centre and has the following approximate areas:

Ground Floor	900 sq.ft.	83.61 sq.m.
First Floor	570 sq.ft.	52.95 sq.m.



EPC

The Energy Performance asset rating is Band B, 43. A full copy of the EPC is available for inspection if required.

Business Rates

Verbal enquiries to South Lakeland Council confirm the property is assessed as follows:-

Rateable Value £33,500

Interested parties are advised to make their own enquiries on 01539 733333.

Legal Costs

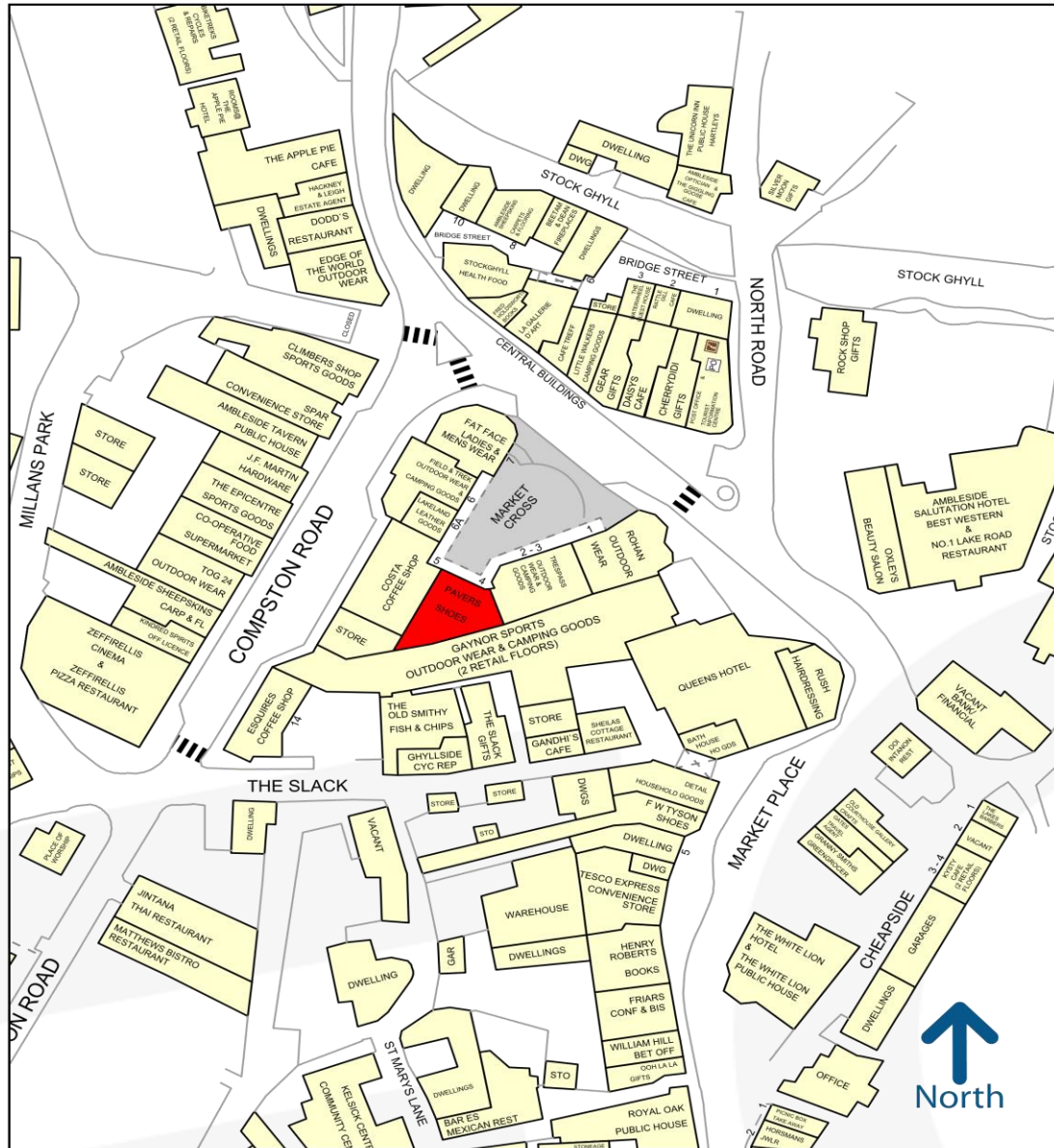
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agents, Llyr Emanuel of Emanuel Oliver on 0151 236 6725. llyr@emanueloliver.com



50 metres

Experian Goad Plan Created: 03/12/2019
Created By: Emanuel Oliver Ltd



Copyright and confidentiality Experian, 2019. © Crown
copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.