

# FOR SALE RETAIL INVESTMENT

100 LAKE ROAD, AMBLESIDE, CUMBRIA, LA22 0DB

**Carigiet  
Cowen**

MICHAEL MAY  
& PARTNERS



RARE FREEHOLD OPPORTUNITY WITHIN  
DESIRABLE LAKE DISTRICT TOWN

\* NO VAT PAYABLE \*

\* 12 YEARS OF RENTAL INCOME ATTACHED \*

\* NO TENANT SECURITY OF TENURE \*



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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



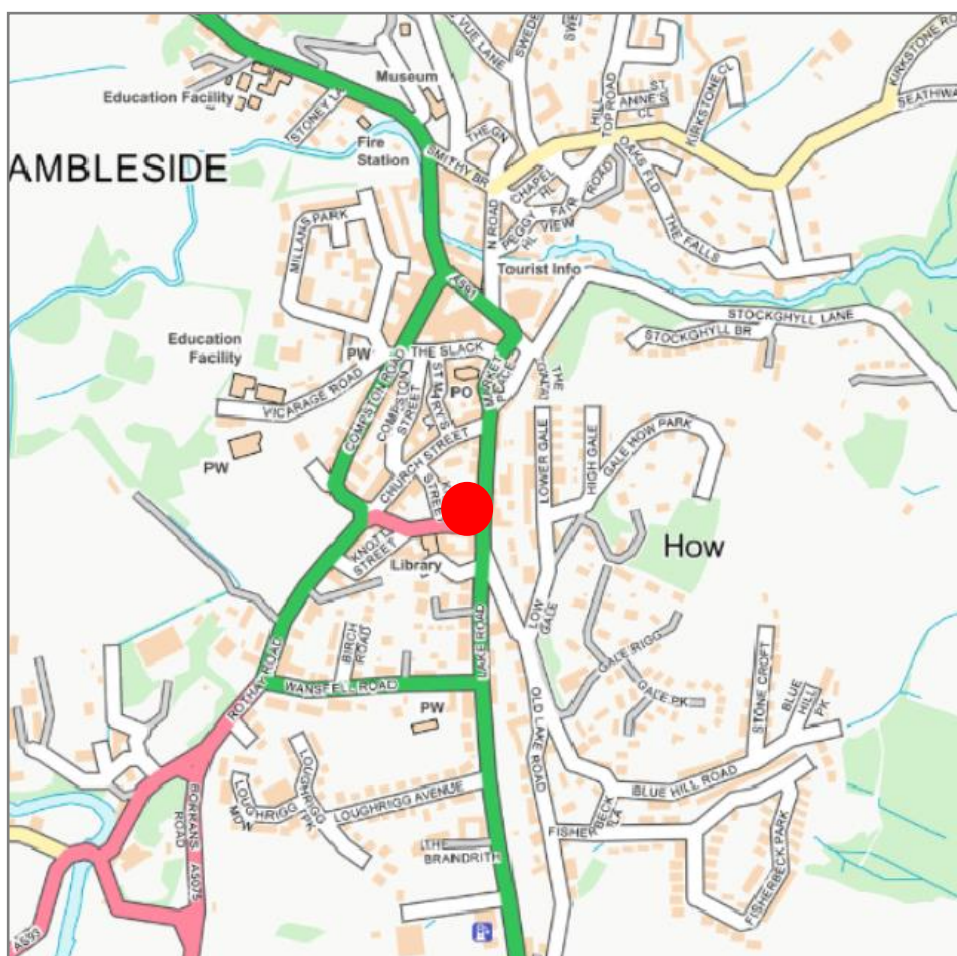
## INVESTMENT HIGHLIGHTS

- 12 Years of Rental Income Attached
- Desirable Lake District Town
- No VAT Payable
- No Tenant Security of Tenure
- Current Yearly Income £32,900 pa, rising to £35,000 per annum

## LOCATION

Ambleside is one of the busiest towns in the Lakeland District National Park and is popular with visitors from all over the world all year round. It is well known as a base for hiking, mountaineering, mountain biking and water sports. Retailer demand for the town is strong. The town is accessed in various ways and from junctions 36 and 37 of the M6 motorway via the A591 through Windermere and Kendal.

The corner property is prominently situated on the A591 at the junction of Lake Road with Kelsick Road. There are two large surfaced car parks close by. The adjacent retailer on Lake Road is Adventure Peaks. For indication purposes only, the location of the subject property is shown circled in red overleaf.





## DESCRIPTION

The property is a traditional Lakeland stone and slate building laid out to ground and lower ground floor sales areas, with upper floor ancillary storage and staff accommodation. The unit benefits from extensive display windows to both elevations. Various parts of the property underwent refurbishment in 2017. In addition, a designated car parking space is positioned immediately to the rear of the building. The property is not listed.

Please note that the majority of the upper floors visible on the marketing photo do not form part of the demise.

## ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor Sales	85.40	(919)
Lower Ground Floor Sales	92.30	(993)
Lower Ground Floor Stores	13.50	(145)
First Floor Ancillary	29.00	(312)
Second Floor Attic	29.00	(312)
<b>Total</b>	<b>249.20</b>	<b>(2,681)</b>



## SERVICES

We understand mains water, gas, electricity and drainage are connected to the property.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £25,250. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

## ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of C-60.

## THE TENANT – ALPKIT

Alpkit Ltd (Company reg no. 05146091) have 10 stores nationwide and is an outdoor wear retailer and bike hire company. Their nearest store to Ambleside is Keswick.

## SALE PRICE

Offers in the region of **£465,000** are invited for the freehold investment,

The building is currently let to Alpkit at a passing rent of £32,900 per annum. The rent is set to increase to £33,900 per annum from June 2026, then increases again to £35,000 per annum for the new agreed reversionary straight 10 year lease commencing in June 2027. A rent review in 2032, allows for the rent to be reviewed upward only to the higher of the open market rent, or at least £38,500 per annum.





## COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

## VAT

No VAT is payable on the sale price.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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Details amended: July 2025

7721/BB

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