

7814/BB

ULVERSTON

20 MARKET STREET
LA12 7LR

TO LET

*****PRIME TRADING POSITION*****

*****SUITABLE FOR VARIOUS USES*****

*****ATTRACTIVE WINDOW FRONTAGE*****

*****100% BUSINESS RATES RELIEF ATTAINABLE*****

LOCATION

Ulverston sits on the A590, the principal link road between the M6 (Junction 36) to the east, and Barrow in Furness to the south west. Ulverston is a popular market town within the South Lakes areas. Key surrounding towns are Barrow in Furness approximately 15 miles south west, and Kendal approximately 20 miles north east, with the smaller towns of Grange Over Sands and Dalton in Furness nearby.

The unit is situated on Market Street, a prime retail area within the centre of Ulverston, with surrounding occupiers being a mixture of national and local retailers. Nearby occupiers include Greggs, Costa and Cumberland Building Society.

DESCRIPTION

The unit is a self contained ground floor and basement unit, presented as mostly open plan with a large sales area and a staff WC and kitchenette to the rear. Additionally, there are stairs which lead to a large open plan basement area for storage.

ACCOMMODATION

Ground Floor	24.62 sq m	(265 sq ft)
Basement	38.09 sq m	(410 sq ft)
WC		

SERVICES

We understand mains water, electricity and drainage are connected.



RATING VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £9,200. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

*****100% BUSINESS RATES RELIEF ATTAINABLE*****

TERMS

The property is available **TO LET** on a new FRI lease for a term of years to be agreed, at a rent of **£11,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC, one is being commissioned and will be made available shortly.

VAT

We are advised that the property is not VAT elected, and therefore no VAT is payable on the rent.

VIEWINGS

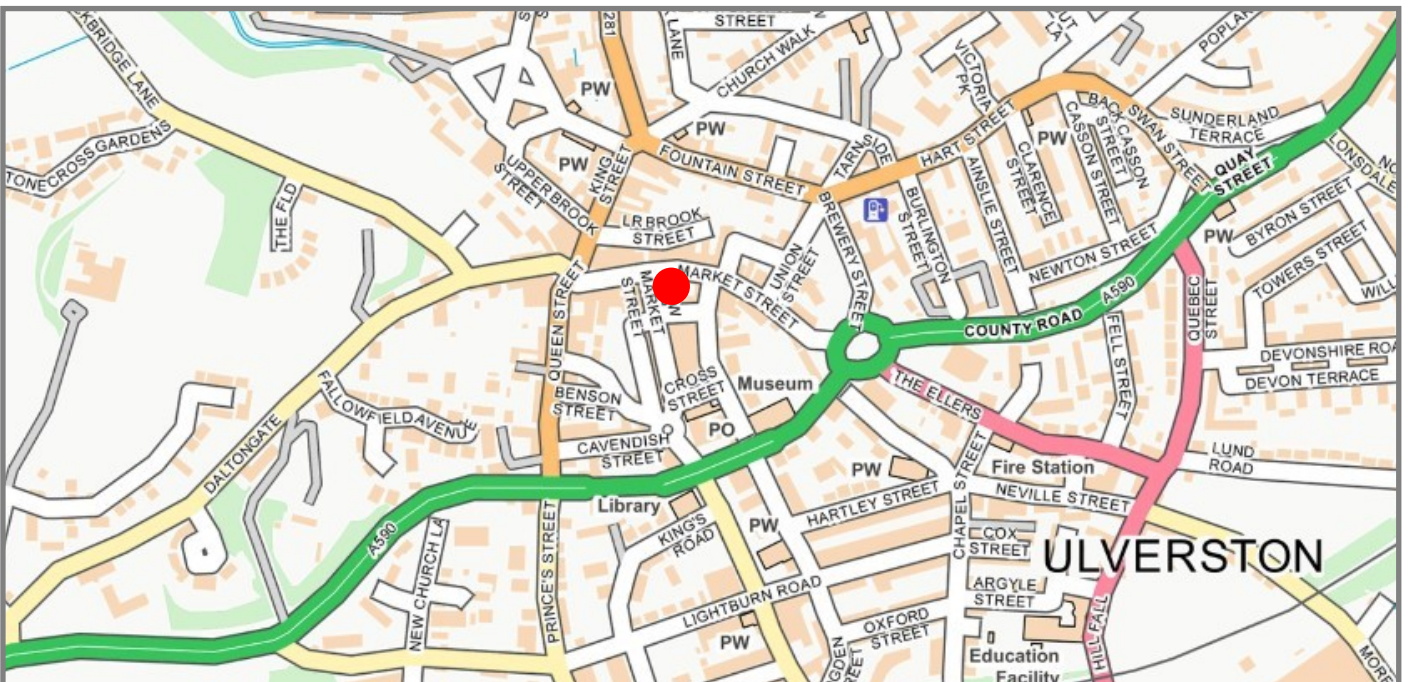
Strictly by appointment with the sole agent, Carigiet Cowen.

For more information contact:-

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Details prepared:
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