



Grange-over-Sands

£12,000

Shop Premises, Main Street, Grange-over-Sands,
Cumbria, LA11 6DP

£12,000 Per annum - TO LET - Available now.

Prominent, double fronted retail unit with excellent window displays, a generous foot print and A1 Retail use.

Comprising Main Shop Area, Lower Ground Floor with Shop/Store, Kitchenette, WC and additional Store Room with rear access. Opposite there is short stay 'on road' parking.

Quick Overview

Double Fronted - Leasehold Shop

Over two floors

Excellent window display

Prominent Main Street location

Limited short stay parking opposite

Store Room, WC and Kitchenette

Lease Term: 3-5 years

Internal FRI

A1 Retail Use

Superfast Broadband speed 80 mbps available*



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80 Mbps



Limited short stay parking opposite

Property Reference: G2869



Main Shop



Lower Floor Shop



Kitchenette



Store Room

Description Prominently located, double fronted shop for lease in an excellent Town Centre, Main Street location with short stay parking opposite. The large windows provide excellent display space and there is a sizeable lower ground floor room with Kitchenette and WC off plus additional Storage Room with rear access for loading and unloading.

Location Grange-over-Sands is a small, picturesque, seaside town with a population of approximately 4,300, popular with residents and holiday makers alike.

Grange is served by Railway Stations, Primary School, Medical Centre, Library, Post Office, Cafes, Tearooms, Bakeries, Butchers and other independent Shops.

The beautiful, Edwardian, mile long Promenade provides a wonderful walk with stunning bay views also popular are the Ornamental Gardens and Park Road Gardens complete with band stand.

Located just 20 minutes from Junction 36 off the M6 Motorway and a similar distance from the base of Lake Windermere, Grange is ideally positioned.

The shop can be found on the Main Street, just past our office on the left hand side, just down from the Clock Tower.

Accommodation (with approximate measurements)

Main Shop 24' 5" max x 17' 2" (7.44m max x 5.23m)

Lower Ground Floor Shop 22' 6" max x 16' 11" max (6.86m max x 5.16m max)

Kitchenette 6' 6" x 5' 8" (2m x 1.73m)

WC

Store Room 19' 6" x 8' 7" (5.94m x 2.62m)

Services: Mains water, electricity and drainage. One electric panel heater to Main Shop area.

Rateable Value: £7,900.00.

Lease Terms: 3-5 years available.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

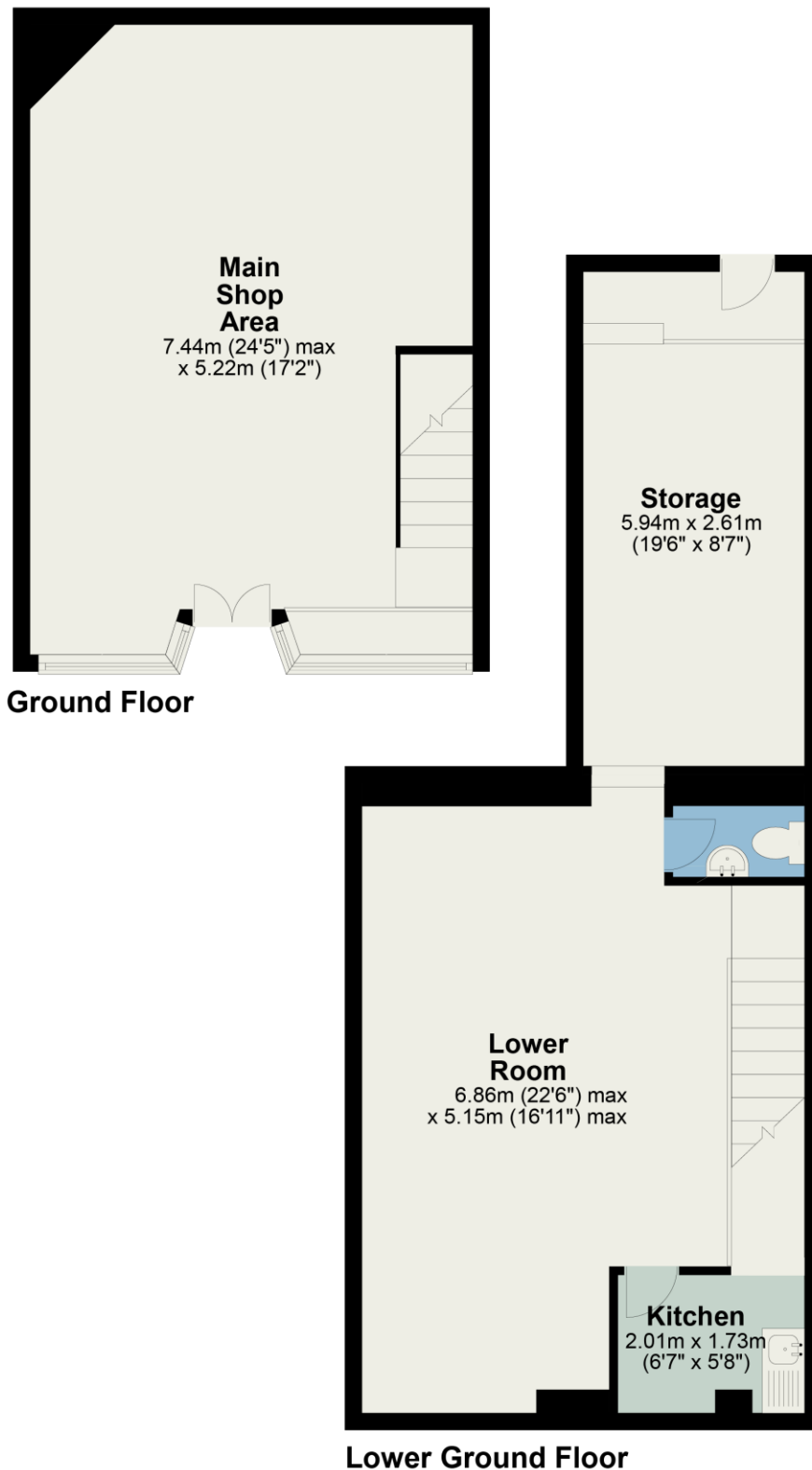
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: <https://what3words.com/hampers.turns.producing>

Broadband: *Checked on <https://checker.ofcom.org.uk/23.01.2024> not verified.

Retail Use: A1 - with restrictions, please contact the office for more information.





This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2869

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