

Grasmere

£45,000

Osprey Gifts, Church Bridge, Stock Lane,
Grasmere, Cumbria, LA22 9SN

Superbly positioned in Grasmere one of the prettiest villages in the Lake District. Whether you are seeking a lifestyle change and fancy running a little shop or an investor looking for prime location retail space, this is for you.

Rent currently £9,900 per annum, Osprey Gifts extends to around 270 sq ft with excellent frontage plus storage and can be available on a new lease. It will suit a variety of retailers operating normal shop hours.

Quick Overview

Lease assignment of ground floor retail premises

Rent currently £9,900 pa

A highly popular village location in Grasmere

All year round tourist industry

Offered as a going concern

Ideal investment opportunity

Superfast Broadband 76Mbps*

Property Reference: AM4013





Location From our office in Ambleside head north on the A591 to Grasmere passing Rydal Water and Grasmere Lake along the way. Upon reaching the roundabout take the first exit into the village. Continue through the village, with Osprey Gifts being located on your right just before the church.

What3Words ///bracing.ushering.processor

Description This excellent lock up Leasehold business is superbly placed close to the heart of Grasmere which is a thriving Lakeland village enjoying an all year round tourist industry. With dramatic scenery perfect for walking, climbing and cycling all very well catered for there is plenty to attract a growing number of visitors.

The main retail area extends to approximately 270sq ft with frontage and benefits from a useful compact storage space at the rear. Making best use of available space, this storage area doubles up as a cloakroom area with WC and wash hand basin.

Available on a new lease, and offered as a going concern, this represents the perfect opportunity to anyone with a desire to run a business in this wonderful setting.

Accommodation (with approximate dimensions)

Main Retail Area 19' 11" x 13' 11" (6.07m x 4.24m) With a large window to the front, ideal for showcasing what the rest of the shop has to offer with eye catching displays. A light welcoming retail space offered as a going concern and to include the interesting variety of display stands, high quality stock and the electronic till system.

Store Room/ WC A shelved compact area which includes a WC and wash hand basin.

Property Information

Services This property is connected to mains water, drainage and electricity.

We understand that the United Utilities invoice is paid direct by the Landlord with Osprey Gifts Osprey Gifts currently contributing £127 per annum.

Tenure Leasehold

Available by assignment of the existing lease which runs until March 2025 at a rent of £9,900

We understand that a new Lease may be available.

Business Rates Osprey Gifts has a rateable value of £5,200 with the amount payable to Westmorland and Furness District Council being £2,594.80

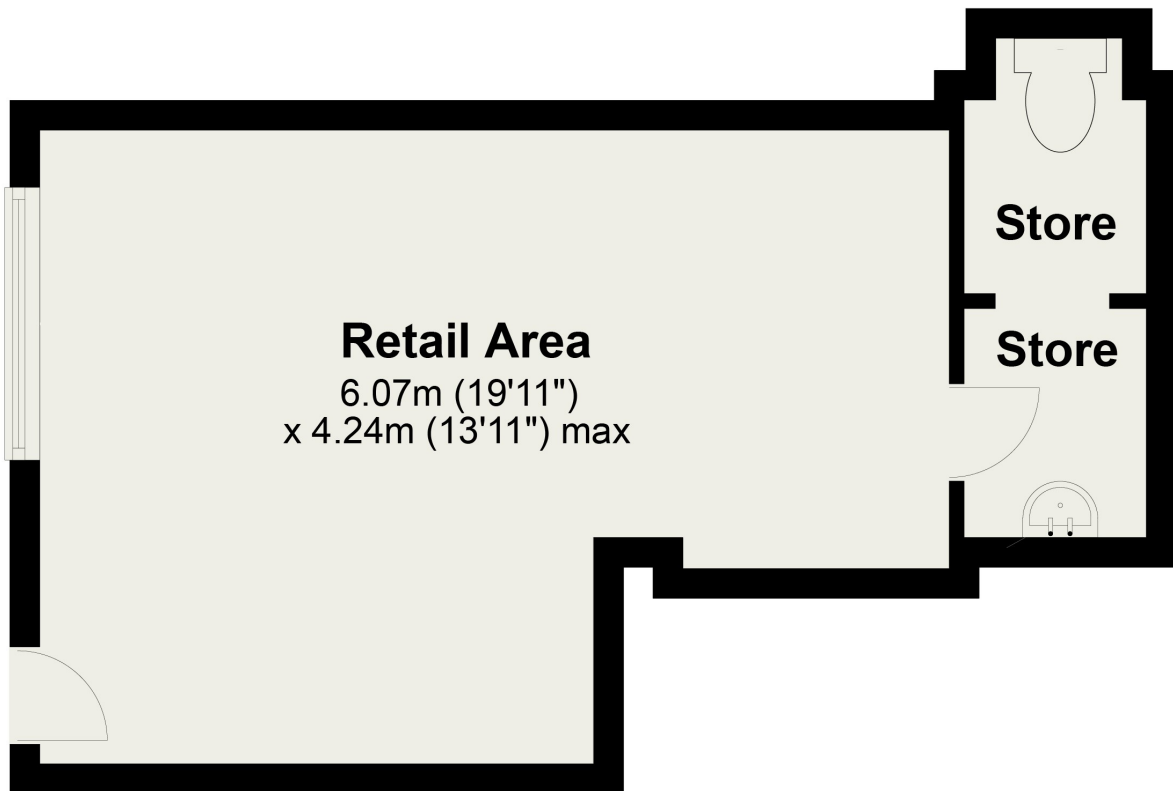
The current owners receive Small Business Rate relief, so no charge is levied.

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



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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: AM4013

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