



Grange-over-Sands

Shop Premises (currently Davenports), Main Street,
Grange-over-Sands, Cumbria, LA11 6DP

£15,000 Per annum - TO LET - Available January 2025.

A fabulous, double fronted retail unit with excellent window display, set on the main thoroughfare, with a generous foot print and A1 Retail use. Comprising Main Shop Area, Lower Ground Floor with rear access comprising Shop/Store, Kitchenette, WC and additional Store Room. Opposite there is short stay 'on road' parking.

£15,000 per annum

Quick Overview

Double Fronted - Leasehold Shop
Well presented over 2 floors with Stunning
Bay Views
Superb window display
Prominent Main Street Location
Short stay parking opposite
Lease Term - 6 Years
First Month Rent Free
Gas central heating
A1 Retail Use - Internal FRI
Superfast Broadband speed 80 mbps available*



Property Reference: G2957



Ground Floor Shop



Changing Rooms Ground Floor



Ground Floor Shop



Lower Floor Shop

Description This attractive Shop with external canopy consists of a generous, full depth, Ground Floor retail area with 2 excellent bay display windows with wide half glazed central door, shop counter, feature exposed brick curved wall with bespoke shelving, 2 changing rooms and fabulous, large, walk-in uPVC square bay window with sublime Bay views!

The Lower Ground Floor has a further Display/Retail Area with exposed stone wall with additional changing room, store cupboard and Office off. The lower display space has a partitioned wall which could be removed to create a larger space subject to permission of the Landlord. The Rear Hallway has a burglar alarm and gives access to the rear door. Store Room, Kitchenette and WC off. The rear access provides access for deliveries etc.

Location Grange-over-Sands is a popular, picturesque, seaside town with a population of approximately 4,300, popular with residents and holiday makers alike. Served by a Railway Stations, Primary School, Medical Centre, Library, Post Office, Cafes, Tearooms, Bakeries, Butchers and a variety of 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)

Ground Floor Shop 41' 9" x 17' 2" (12.73m x 5.25m)

Lower Ground Floor 20' 8" x 12' 9" (6.3m x 3.89m)

Office 8' 1" x 6' 4" (2.47m x 1.94m)

Rear Hallway

Store Room

Kitchenette

WC

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Rateable Value: £11,000 pa. This property is currently subject to 'Small business rate relief' - no business rates payable.

Lease Term: 6 years. The shop will be vacant from 01/01/2025 due to relocation.

Retail Use: E(a)

Note: Not at anytime to sell by retail or wholesale from the property any of the following goods namely carpets floor coverings, furniture, beds, bedding, bed linen, soft furnishings, towels, sheets, curtain, electric lamps and mirrors.

Rent: £15,000 per annum paid monthly in advance.

Conservation Area: This property is situated within Grange Conservation Area.

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.

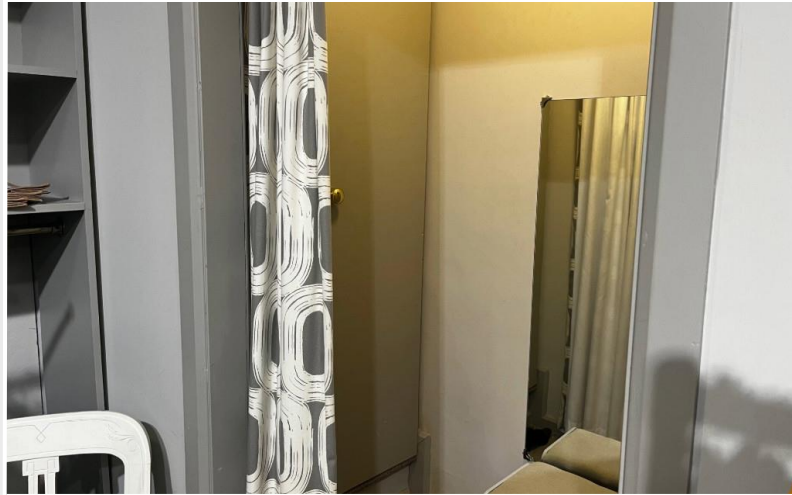
What3words:
<https://what3words.com/conquest.height.hobby>

Broadband: *Checked on
<https://checker.ofcom.org.uk/01.07.2024> not verified.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Lower Floor Shop



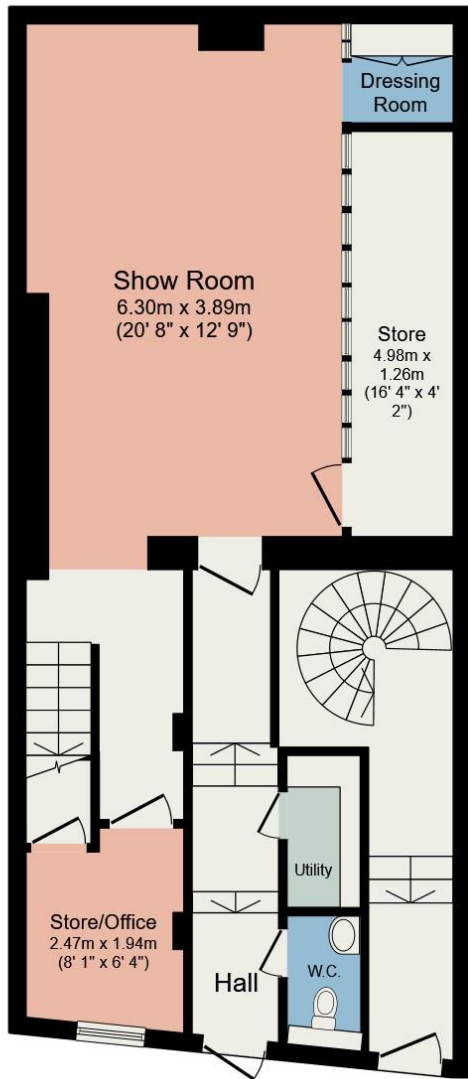
Changing Room Lower Ground Floor



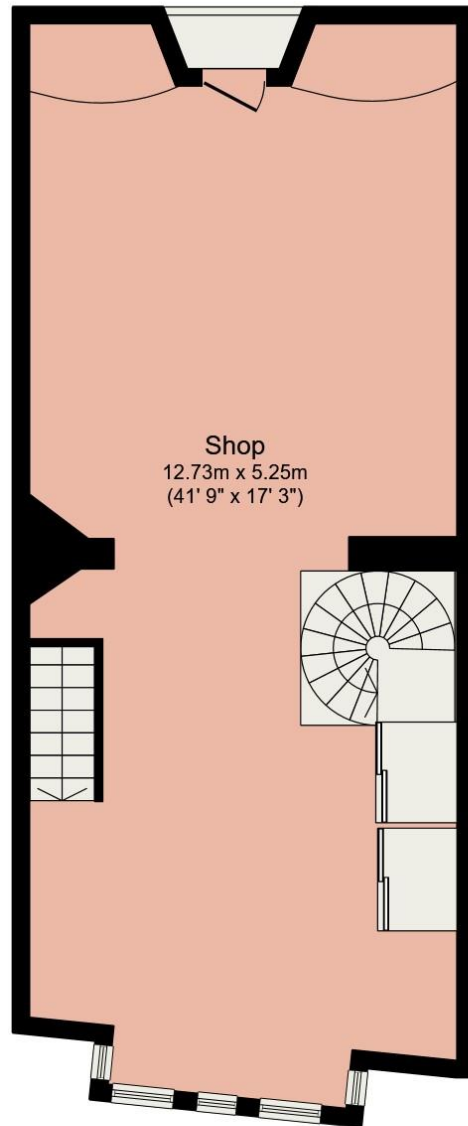
Kitchenette



Davenport, Main Street, Grange-Over-Sands



Ground Floor



First Floor

Total floor area 131.7 m² (1,417 sq.ft.) approx

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.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/07/2024.

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