

**Lake District National Park
Restaurant/Café premises to let on a new lease**

**1st Floor above Tesco Express
Market Place
Ambleside
Cumbria
LA22 9BU**



Restaurant premises with ground floor entrance in prominent central location within Lake District village. Suitable for other uses (subject to any planning being received).

Ambleside is situated within the Lake District National Park, and is one of the most visited tourist destinations in the UK. The village lies approximately 13 miles from Kendal, 23 miles from Penrith, 16 miles from Keswick and approximately 20 miles from access to the M6 motorway at Junction 36. Whilst the village has a resident population of approximately 3,000, it benefits from a significant number of tourists throughout the year, being one of the principal tourist destinations in the north of England. The Cumbria Tourism STEAM report for 2015 showed a total of £2.4 billion as generated within the local economy through visitor and tourism expenditure, and the Lake District received almost 43 million visitors made up of 36.6 million day trippers and 6.3 million overnight visitors.



Location

The property, which is shown for identification purposes on the enclosed street traders plan, occupies a 100% prime retailing position in the centre of Ambleside above the Tesco Express supermarket. The property therefore offers an opportunity to trade in a prime location at a fraction of the rent which would be payable for ground floor premises.

Description

The property comprises a ground floor entrance (to the left of the Tesco Express), giving part trading on ground floor with access to a first floor restaurant with views towards the Lake District Fells.

The property offers the following accommodation:-

Accommodation

Ground floor - entrance providing seating area	58.6 sq m	(630 sq ft)
First floor	134.3 sq m	(1445 sq ft)
Ladies and gents WCs		
Ancillary first floor	8.9 sq m	(96 sq ft)
Total internal area	202 sq m	(2174 sq ft)

NB Whilst there is an external seating area to the rear of the first floor, planning regulations prevent this being used as a trading area associated with the business.

Terms

The property is to let on an effectively full repairing and insuring sub-lease (administered by way of a service charge) for a term expiring no later than June 2021. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act.

Rent

A commencing rental of £25,000 per annum exclusive of rates and VAT.

Rating Assessment

We are advised the 2017 rating assessment for the premises is as follows:-

Rateable value £20,250
UBR – 47.9P (2017/2018)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

The property has an energy performance asset rating of 'C'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property has been registered for VAT and VAT will therefore be chargeable on the rent and other payments under the terms of the lease.

Viewing

Viewings strictly by appointment through Peill & Company, tel 01539 888 000 (Simon Adams dealing) at kendal@peill.com, or through our joint agents Johnson Fellows, tel 0121 234 0459 at info@johnsonfellows.co.uk

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