

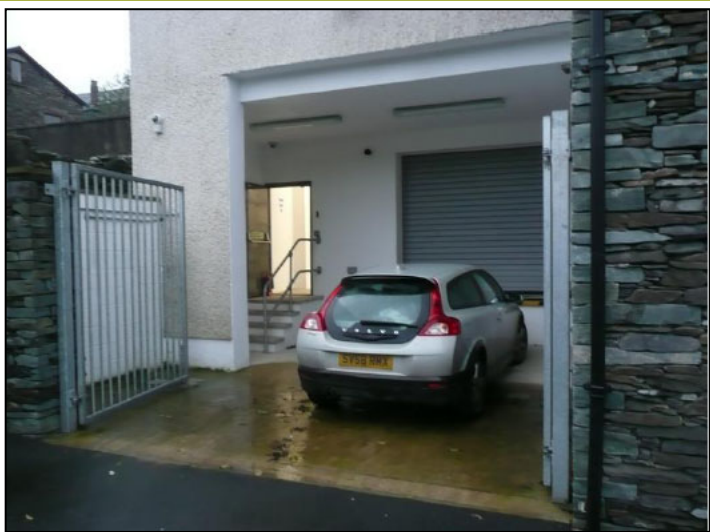


JOHNSON FELLOWS

CHARTERED SURVEYORS

Ambleside, St Marys Lane, LA22 9DG

On the Instructions of **TESCO** Storage Unit - Leasehold



LOCATION

The property is situated in Ambleside town centre, convenient to the prime retail areas of the town and other town centre amenities as can be seen from the attached copy Goad extract (for approximate identification purposes only).

ACCOMMODATION

Gross Internal Area	430.3 sq m	4,360 sq ft
Loading Bay (height)	2'6"	0.76 m
Delivery Door (width)	9'3"	2.82 m
Delivery Door (height)	8'3"	2.5 m

TENURE

The property is to let on a new internal and repairing insuring lease from a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews at a commencing rental of around £20,000 p.a. exclusive of rates and VAT payable quarterly in advance.

The sub lease will be outside the act and for a term expiring no later than June 2021.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £17,750

Interested parties should verify this information with the local rating authority.

EPC

B – 48

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk

Or our joint agents:

Peill & Company

Jonathan Green - 0845 450 4444

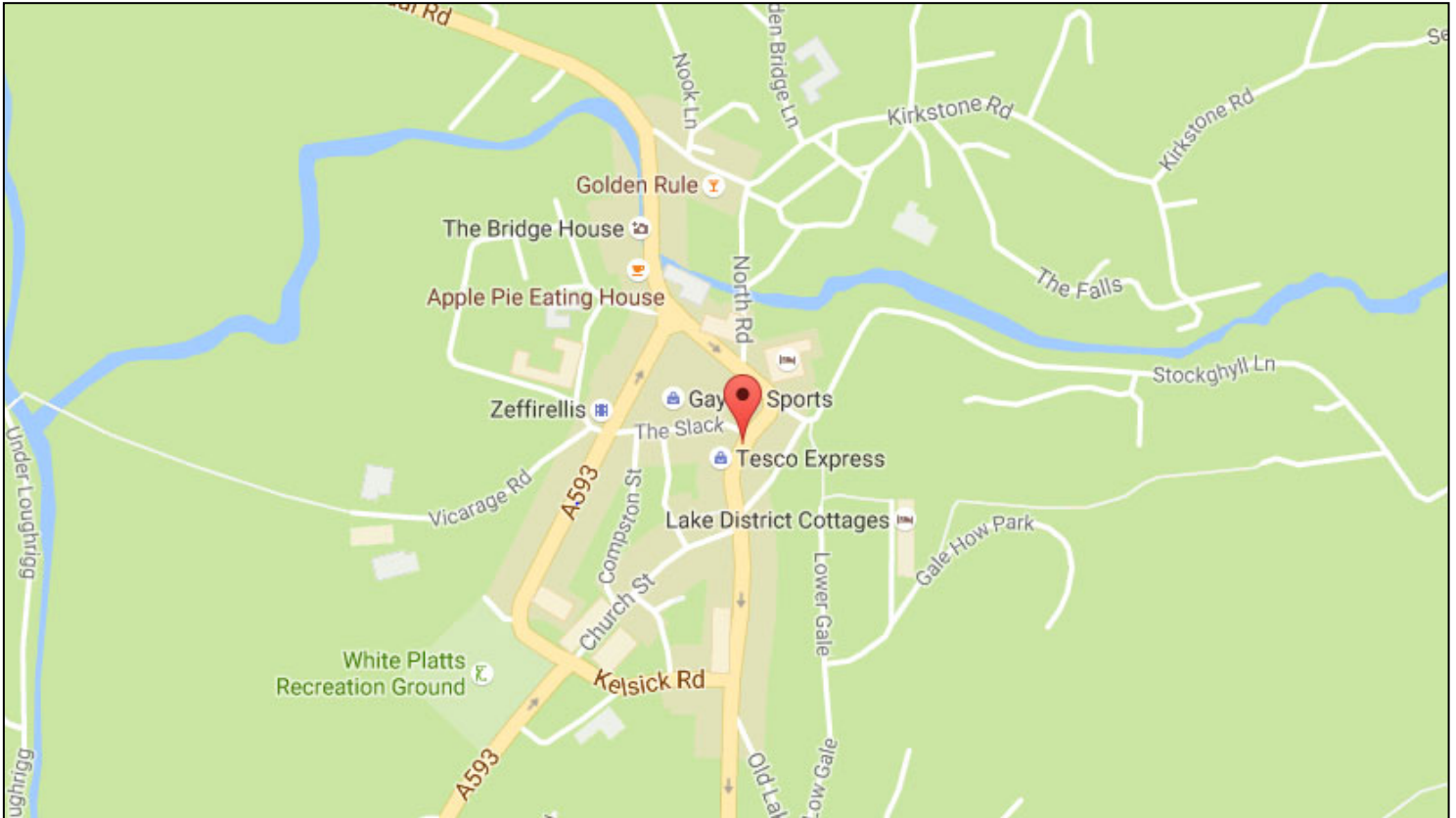


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