



JOHNSON FELLOWS

CHARTERED SURVEYORS

Ambleside, Market Place, LA22 9BT

FIRST FLOOR Restaurant Premises - TO LET



LOCATION

The property is situated in a prime retail position in the centre of Ambleside above the Tesco Express supermarket, close to the Market Cross shopping centre and all town centre amenities including car parking.

DESCRIPTION

The property comprises a ground floor entrance giving access via staircase or lift (both shared with Tesco store, staff only) to a first-floor restaurant with an outdoor eating terrace of 667 sq ft, giving views over the town to the Lake District fells.

ACCOMMODATION

Ground Floor Entrance	58.60 sq m	630 sq ft
First Floor Restaurant	134.30 sq m	1,445 sq ft
First Floor Ancillary	8.90 sq m	96 sq ft
First Floor Outdoor Seating	62.00 sq m	667 sq ft

TENURE

The property is to let on an effectively full repairing and insuring sub lease with service charge.

The sub lease for a term expiring no later than June 2031 and will be outside the Landlord and Tenant Act 1954.

RENT

£25,000 per annum, exclusive of rates and VAT, payable quarterly in advance.

BUSINESS RATES

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

Rateable Value £21,500

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

EPC

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LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

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

CONTACT

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