



Grange-over-Sands

Ground Floor & Basement, 43 Main Street, Grange-over-Sands, Cumbria, LA11 6DP

A superb retail unit boasting an excellent window display prominently positioned on the main thoroughfare, offering a generous footprint. The premises comprise a spacious main shop area on the Ground Floor, with additional facilities on the Lower Ground Floor including a store room, WC, Kitchenette, Garage, and an extra storage area.

Formerly operating as a hairdressing salon, this versatile space is now suitable for a variety of different uses. Conveniently located opposite the unit are limited short-stay free parking spaces, with several larger car parks situated nearby, enhancing accessibility for both customers and staff.



B



Superfast
Broadband

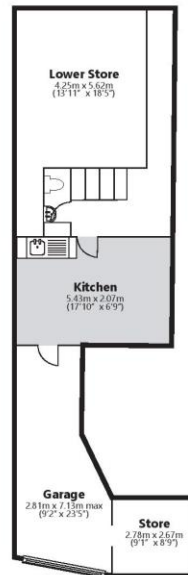


Short stay parking
opposite

£8,000 per annum

Quick Overview

- Prominently positioned Shop Premises
- Arranged over 2 floors
- Excellent window for display
- Short stay parking opposite
- Lease term - 9 years FRI or may sell
- Electric Heating
- Available Now
- WC and Kitchenette
- Garage
- Superfast Broadband
- Property Reference: G3101



Location: Grange over Sands is a popular, picturesque Edwardian, Seaside town with a population of approximately 4,300 popular with residents and holiday makers alike. Served by a good range of amenities including Railway Stations, Medical Centre, Library, Post Office, Cafes, Tea Rooms, Bakeries, Butchers and a variety of independent Shops. The wonderful, Edwardian, mile long Promenade provides a delightful walk with stunning bay views. Also popular and close by are the Ornamental Gardens, Duck Pond and Park Road Gardens 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 situated. The shop can be found, just past and opposite our office.

What3words –
<https://what3words.com/attaching.postings.diver>

Accommodation (with approximate measurements)

Ground Floor Shop 18' 8" x 15' 5" (5.71m x 4.7m)

Lower Lobby

WC

Kitchenette 17' 9" x 6' 9" (5.43m x 2.07m)

Store 1 18' 5" x 13' 11" (5.62m x 4.25m)

Garage 23' 4" max x 9' 2" (7.13m max x 2.81m)

Store 2 9' 1" x 8' 9" (2.78m x 2.67m)

Services: Mains electricity, gas, water and drainage. Electric heating.

Rateable Value: £8,500 pa. This may be subject to 'Small Business Rate Relief'.

Lease Term: 9 Years with break clause and 3 yearly rent review. May consider selling, please contact the office for more details.

Retail Use: Class E.

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

Viewings: Strictly by appointment with Hackney & Leigh

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

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).

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 provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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