



## To Let

### Post Office Buildings, Main Street, Grange-Over- Sands, Cumbria, LA11 6BA

456 Sq Ft | 42.36 Sq M

£9875 per annum exclusive

- Excellent Central Location
- Glazed frontage
- 476 sq ft largely open plan
- £9875 per annum (no vat)





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## Description

Offering a glazed frontage onto Main Road in Grange over Sands this ground floor retail space is situated within the former Post Office Chambers building. Previously used as a florists, the property would now lend itself to a range of uses, including retail, office and beauty. Internally the space is around 476 sq ft and is largely open with potential for flexible use. Ancillary storage or back-office space may be possible depending on layout and tenant requirements. The property also has the benefit of wc facilities

## Location

Excellent located on Main Street, fronting the central road running through Grange over Sands town. The premises are situated within a mixed use area of general retail with neighbouring properties including the Spar and town's main Post Office, the property also sits directly opposite Higginson's Butchers. Grange-over-Sands is a well-regarded and vibrant Edwardian coastal town situated on the southern fringe of the Lake District National Park which benefits from not only its resident population of around 4000, there is a wide catchment area and also excellent tourist trade throughout the year.

## Accommodation

Area	SQ FT	SQ M
GIA	476	44.22
Total	456	42.36

## Services

We understand the property is connected with mains water and electricity

## EPC

Energy Performance Asset Rating: D

## Terms

The property is available to let on a new lease for a term of years to be agreed at an asking rent of £9875 per annum. (no vat)

## Business Rates

The property currently has a rateable value of £6000 in the ratings list therefore any ingoing tenant is likely to receive small business rate relief.

## Money Laundering

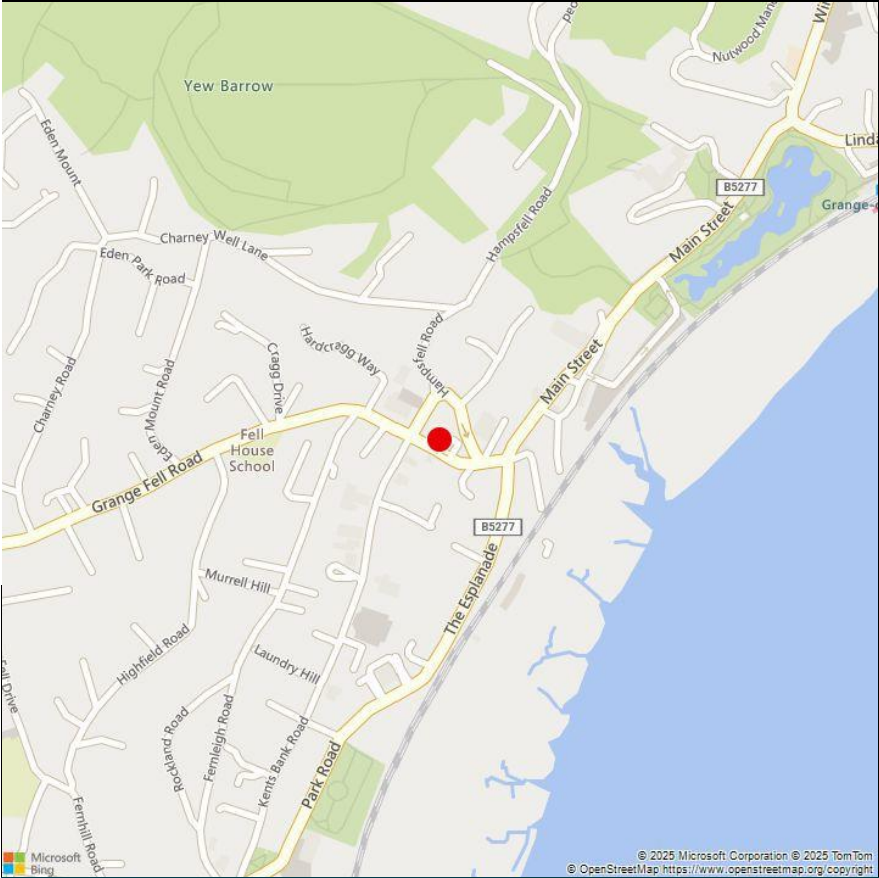
To comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

There is no VAT payable on the rent.



## Contact agent

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### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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