



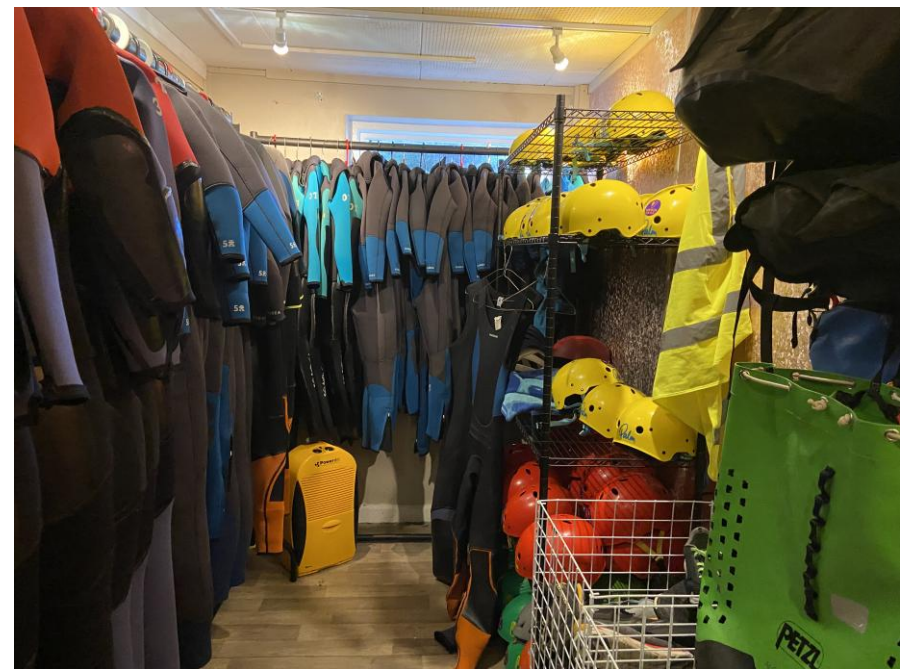
To Let

1 & 2, Tilberthwaite Avenue, Coniston, Cumbria, LA21 8ED

646 Sq Ft | 60.01 Sq M

£12,000 per annum

- Fabulous Location / Rare Opportunity
- Let as a whole or may split
- Combined space: 646 sq ft
 - £12000 per annum for the whole
- Unit 1 - £6600 per annum
- Unit 2 - £5400 per annum



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Description

Situated on Tilberthwaite Avenue, under the back drop of Coniston Old Man, these two retail units are currently self-contained, each having their own access however, they could be opened up to create a single larger retail unit. Unit 1 is currently configured as a store room/changing facility. Unit 2, offers, a kitchenette, WC facility and is currently used as the office for the business/retail space. Both units front on to Tilberthwaite Avenue and include a modest area to the front suitable for potential seating or display use.

Location

Located in the heart of Coniston, within the Lake District. The Lake District National Park is an extremely popular all year round tourist destination. The properties are situated within a mixed use area that includes, commercial, residential and tourism related uses.

Accommodation

Area	SO FT	SO M
1 Tilberthwaite	218.5	20.3
2 Tilberthwaite	427.11	39.68
Total	646	60.01

Services

Both units are currently connected to mains electricity, Unit 2 offers water and drainage.

EPC

Energy Performance Asset Rating: TBC

Terms

The properties are available to let subject to the assignment of the current lease, details of which are available from the office. The landlord may provide a new lease to an ingoing tenant if requested.

Business Rates

Each unit is separately rated for business rates. Unit 1 has a rateable value of £3160, Unit 2 has a rateable value of £4950.

Money Laundering

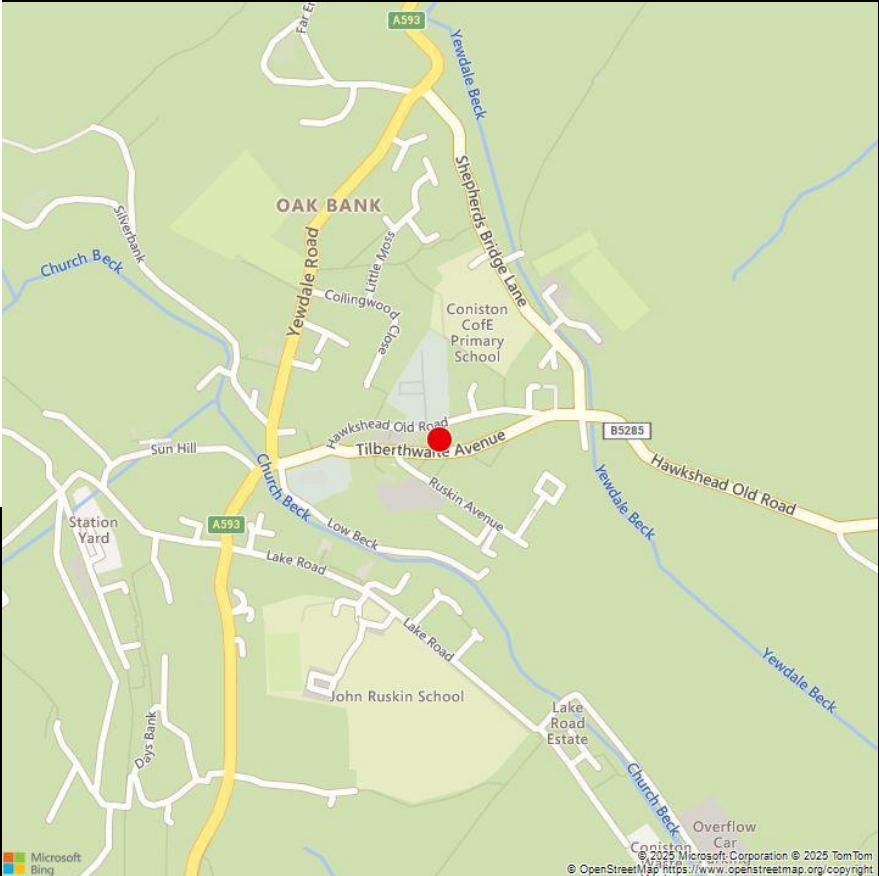
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

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

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

Caroline Hayton

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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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CHARTERED SURVEYORS



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