



Tigers Eye

The Square, Hawkshead, Ambleside, LA22 0NZ

To Let £10,000 per annum

Hawkshead is a lovely Lakeland village nestled in the heart of the Lake District National Park famous for its literary connections to William Wordsworth and Beatrix Potter. The village attracts visitors throughout the year and there is good footfall passing the property. The village has a wide range of amenities including public houses, church, school, chemist etc.

The shop forms part of a Grade II listed building and benefits from approximately 500 square feet of retail space which is predominantly made up of the two principle rooms, of which one includes prominent windows onto Main Street.

In addition there is a useful storage area with rear door and separate cloak room facilities.

South facing dual aspect principal room which benefits from recessed area, exposed beam, attractive window seat with lovely window display area.

Please Note: Landlord currently mid renovation

Room One

2.24m x 2.13m (7'4" x 7'0")

A dual aspect room with prominent window display. Exposed beams.

Room Two

4.01m x 2.77m (13'2" x 9'1")

Two windows, cast iron fire and exposed beams.

Steps leading up to:

Cloakroom

WC and corner wash hand basin.

Store room

4.83m x 5.03m (15'10" x 16'6")

Exposed beams and rear door way.

Services

Mains water, electric and drainage.

Rateable Value

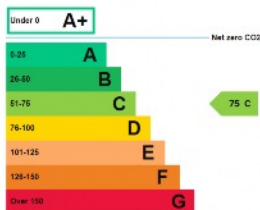
£6,600.00. Actual amount payable £3,294.04 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Tenure

Leasehold. A new lease on FRI terms with a rent of £10,000 per annum. Minimum 3 year lease. Insurance recharged to tenant. Non vatable.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.