

COMMERCIAL

MATTHEWS  
BENJAMIN



# Kentmere Gallery

Lake Road, Ambleside, LA22 0AD

Price £200,000 Long Leasehold

# Kentmere Gallery

Lake Road, Ambleside

A rare opportunity to purchase a commercial premises, on a long leasehold (999 years) . Within this highly popular town. Enviably positioned in the centre of this extremely busy Lakeland town in the Lake District National Park which is a now a UNESCO World heritage Centre which enjoys high levels of visitors throughout the year. This sale represents an excellent business or investment opportunity.

The property is prominently positioned on the main thoroughfare with three highly visible bay windows providing excellent displays. The premises are relatively versatile, consists of three main areas which could be either opened up or enclosed depending on the requirements.

Currently operating as a art gallery it has previously been a solicitors office and will suit a variety of businesses.

The position also enables high levels of footfall past the front door as its on the principle route to the Lake out of town on the one way system. Ambleside attracts a healthy mixture of both local and visitor trade throughout the year.

## USE CLASS

A1

## Services

Mains, water, electric and drainage are connected.

## Tenure

Long leasehold for an original term of 999 years from 2 November 2001. Peppercorn ground rent.



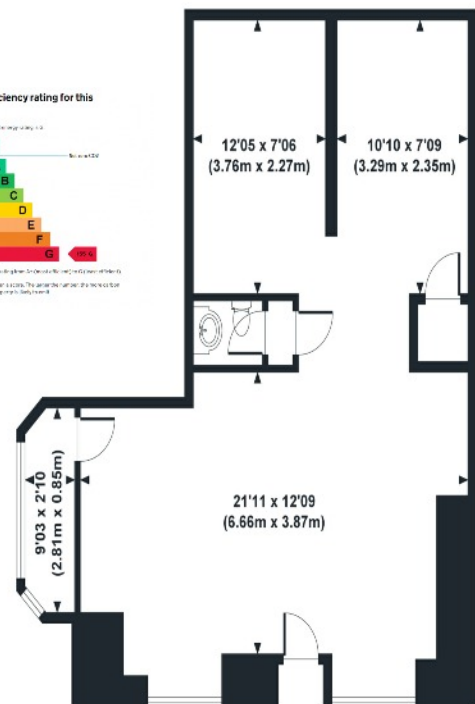
## KENTMERE GALLERY

### Energy efficiency rating for this property

It is calculated on the basis of the Energy Rating of the property.



Properties are assessed on the basis of the Energy Rating of the property. The assessment is based on the Energy Rating of the property. The assessment is based on the Energy Rating of the property.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 565 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 565 SQ FT / 52.49 SQ M  
For illustrative purposes only. Not to scale