



# 2 Shoe Croft House

Market Place, Ambleside, LA22 9BU

To Let £18,000 + VAT

# 2 Shoe Croft House

Market Place, Ambleside

An excellent opportunity to lease a prominent commercial premises, although available on flexible lease terms we would propose a new 10 year lease on FRI terms. 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.

The property is prominently positioned on the main thoroughfare with a highly visible dual aspect bay window providing excellent window display. The ground floor sales area extends to approximately 500 square feet, with attractive views to the rear also providing a light and airy space. While there is substantial storage on the lower ground floor which is a similar size.

Although previously operating gift/ clothes shop 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

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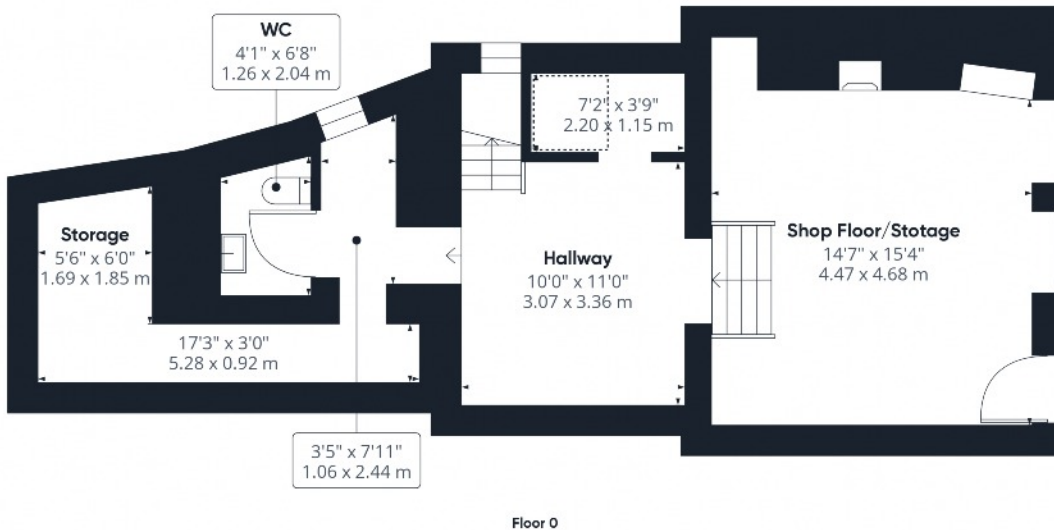
## Services

Mains, water, electric and drainage are connected.

## Tenure

Leasehold proposed new 10 year lease on FRI terms. The rent is £18,000 + VAT (£3,600) Total £21,600 pa. Plus Insurance approximately £1500 pa. 5 year Rent Reviews.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1118.58 ft<sup>2</sup>  
 103.92 m<sup>2</sup>

**Reduced headroom**  
 12.51 ft<sup>2</sup>  
 1.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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 are 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.