



# The Picnic Box

1 Lake Road, Ambleside, LA22 0AD

Offers Over £165,000 or To Let £14,000 per annum

# The Picnic Box

1 Lake Road, Ambleside

An excellent opportunity to either purchase the FREEHOLD or lease a prominent commercial premises. Although available on flexible lease terms we would propose a new 10 year Lease on FRI terms. In this highly popular town.

The property comprises of approximately 309 square feet and is prominently positioned on the main thoroughfare with a highly visible window providing excellent window display. Currently operating as a well established/popular take away since 1981.

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 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

Sui Generis

## Outside

There is a separate WC and there is a right to park a vehicle.

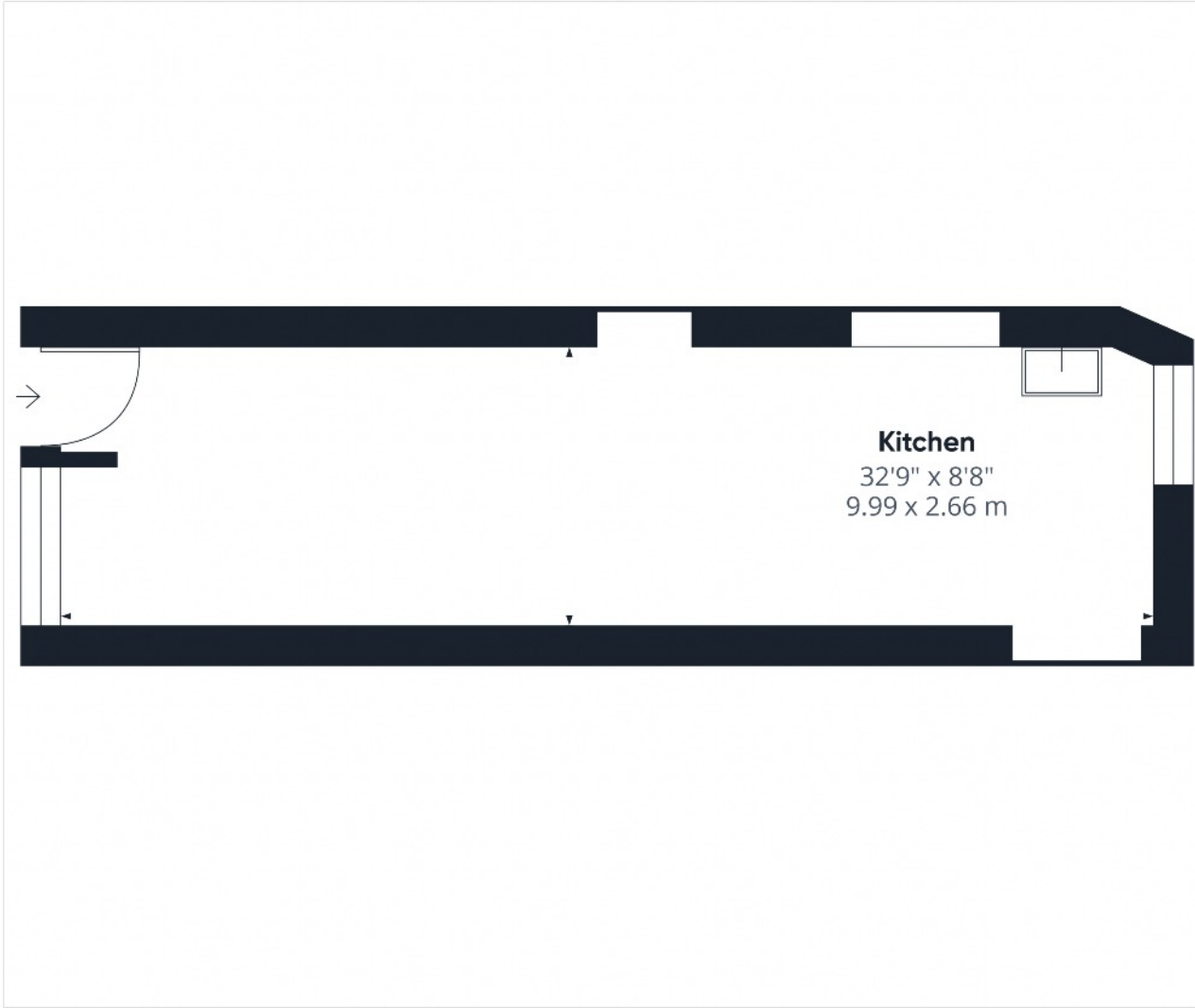
## Services

Mains, water, electric and drainage are connected.

## Tenure

Freehold available or 10 year lease is proposed on FRI terms with rent reviews every 3 years at a rent of £14,000 p.a. Plus Insurance approximately £320 p.a





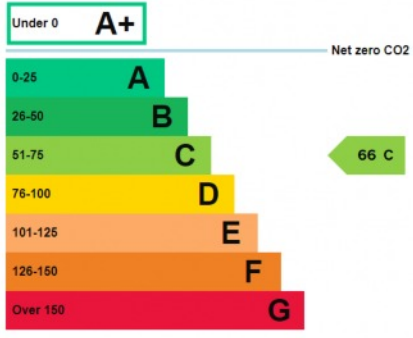
Approximate total area<sup>®</sup>  
 306.89 ft<sup>2</sup>  
 28.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

This property's energy rating is C.



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.

