

# LEASE ASSIGNMENT

## 4 MAIN STREET / THE SQUARE

### MILNTHORPE, CUMBRIA, LA7 7QJ



#### LOCATION & DESCRIPTION

Milnthorpe is a large Village situated off the A6, approximately 8 miles south of Kendal and 14 miles north of Lancaster. The property occupies a prominent position on Main Street/The Square forming part of the Village Centre and adjacent to free car parking and other national/local occupiers including McColls, Rowlands Chemists, Stuart Smith Butchers, Fresh Food and Drink, L M Baverstock Opticians and Sue Snax Bar.

The property comprises a large retail unit with open plan sales approached via a full height glazed shop front leading to rear ancillary and storage accommodation with 1st floor staff and toilet facilities. The unit is serviced from the side and rear.

#### ACCOMMODATION

The property comprises with following approximate floor areas:-

Ground floor sales	288 sq.m.	3,100 sq.ft. approx.
Storage and ancillary	88 sq.m.	947 sq.ft. approx.
1st floor staff & toilet		
Internal width	5.6 m	18.4 ft approx.
Sales depth	38 m	125 ft approx.

#### LEASE

The premises are held by way of a tenant's internal repairing and insuring lease for a period of 20 years expiring on the 3rd May 2023 at a current rent passing of £27,000 per annum.

#### INCENTIVES

Incentives will be available to ingoing tenants subject to status.

#### RATING ASSESSMENT

The property has been assessed for the purposes of Uniform Business Rates having a Rateable Value of £35,500 effective from the 1st April 2017.

#### EPC

Certificate reference number: 0890-0032-3099-1707-3006

Energy Performance Asset Rating: D-97

#### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

#### Subject to Contract

Details Prepared: January 2020

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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