

DM HALL

For Sale

**Freehold Retail
Premises**

**Main Street
Grange over
Sands, Cumbria
LA11 6DP**

**Prime Retail/
Residential
Development
Opportunity with
Outline Planning
Permission.**

**521.30 SQ M
5611 SQ FT**



Property Details

- Extremely Rare Opportunity
- Highly Desirable Building
- Excellent Redevelopment Opportunity
- Outline Planning Permission already in Place
- Offers in the Region of £595,000

LOCATION:

Located in a prime position on Main Street, Grange-over-Sands. Main Street is the principal arterial route into the town centre and also provides access to the neighbouring towns of Allithwaite and Flookburgh.

Grange-over-Sands has a resident population of approximately 4,500, with the wider catchment area — including Cartmel, Allithwaite and surrounding villages — providing a broader base.

The town is also a highly popular tourist destination, benefiting from a number of large, well-established hotels, together with a well-frequented Haven caravan park located on the outskirts of the town.



Property Details

DESCRIPTION:

DM Hall are delighted to bring to the market, an extremely rare opportunity to acquire a substantial retail property, offered with the benefit of outline planning permission for residential development to the rear.

The property is currently arranged over basement, lower ground, ground and first floor levels and was previously configured as three separate retail units. It could easily be reinstated to provide three individual retail properties, each with its own private entrance.

Deceptive in size, the building offers significant flexibility and further benefits from outline planning permission already secured for residential development, presenting an excellent opportunity for a purchaser to adapt the site to suit their own requirements — whether for owner occupation, redevelopment, or subdivision and re-letting in parts. To the rear of the property there is the benefit of parking.

The property occupies a prime position within Grange-over-Sands, forming part of a distinctive and well-recognised building within the town centre.

Any residential development to the rear would benefit from exceptional views across the Bay Estuary.

Plans of the property are available from our Kendal office.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

| FLOOR | SQ M | SQ FT |
|--------------|------------|-------------|
| Basement | 56.2 | 605 |
| Lower Ground | 150.1 | 1615 |
| Ground Floor | 199.2 | 2144 |
| First Floor | 115.8 | 1246 |
| Total | 521 | 5610 |



Property Details

SERVICES:

The subjects benefit from mains water, gas and electricity.

SALE TERMS:

Our client is seeking offers in the region of £595,000.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the VOA website, the subjects are noted to have a Rateable Value of £40,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief if split into 3 smaller retail units.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

DM HALL



Regulated by
RICS



ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must

carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.