DM HALL

To Let

TO LET - Office/Retail Premises, Prime Promenade Location



Ground Floor Retail Premises, 27 The Promenade, Arnside, Carnforth LA5 0HA

56.67 sq m
(610 sq ft)

- Stunning Bay Views
- Suitable for Retail or Office use
- Ground Floor Retail 413 sq ft
- Basement 197 sq ft
- £6500 per annum

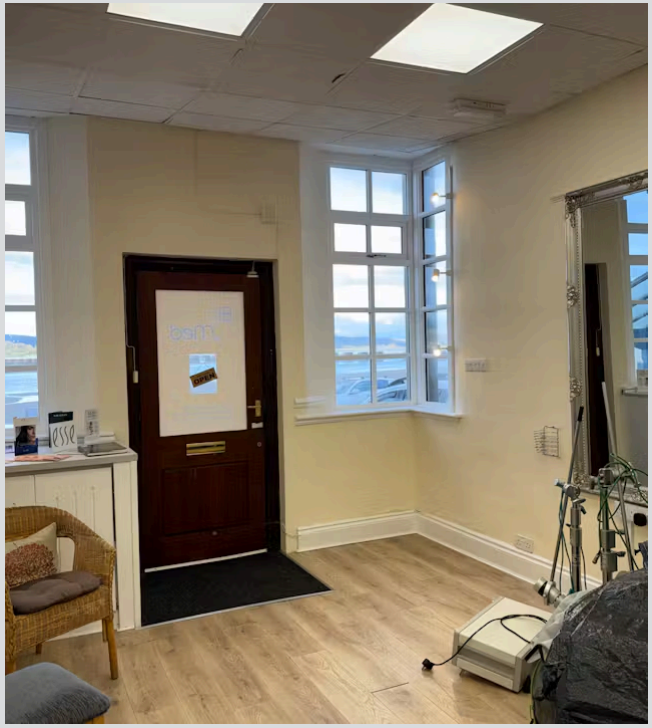
DESCRIPTION

A rare opportunity to acquire a ground floor retail premises situated in a prominent position on The Promenade in Arnside, occupying part of a former bank building and enjoying excellent views across the bay and estuary.

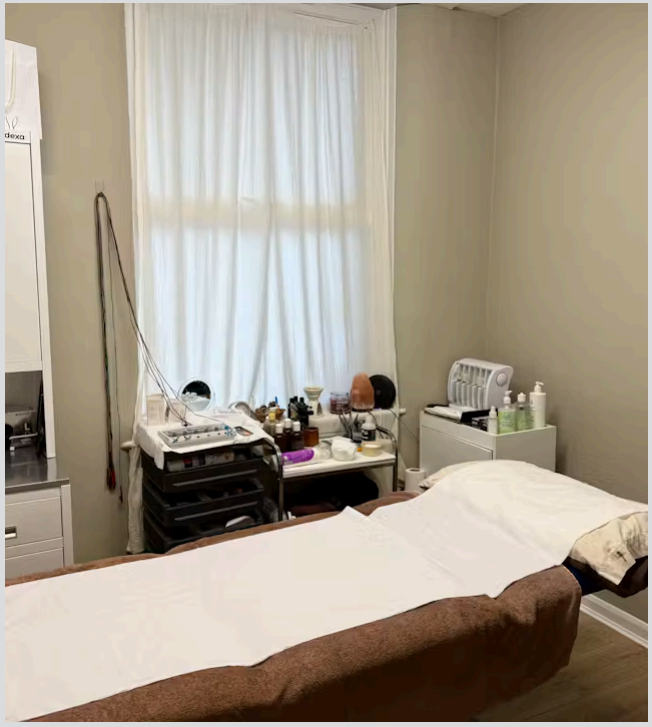
The property provides an attractive glazed frontage to The Promenade, leading into an open-plan retail area which was most recently utilised as beauty studios. The space would lend itself to continued use as a beauty salon, hair salon or similar customer facing business, or would be suitable as general office space.

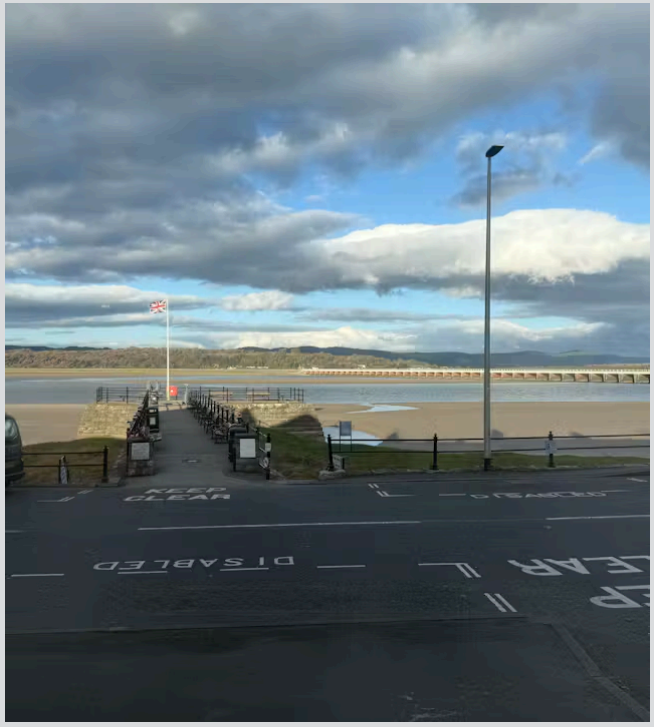
From the main retail area, steps lead to a further room (currently treatment space) together with WC facilities and a kitchen. An internal hallway also provides access to stairs leading down to a useful basement area, which offers valuable additional storage and could potentially be boarded and adapted to provide further usable storage space.

The combination of its prominent Promenade location, stunning bay views, flexible accommodation and potential for a variety of retail or service uses makes this a particularly unusual opportunity within Arnside.









LOCATION

Arnside is an attractive and well-established village situated on the shores of the Kent Estuary, at the northern end of Morecambe Bay and within the Arnside & Silverdale National Landscape. It has strong visitor appeal, benefiting from its picturesque estuary setting, proximity to Arnside Knott and the wider National Landscape, together with the area's extensive walking areas. The village also attracts day visitors and holidaymakers, various well established caravan/holiday parks in close proximity.

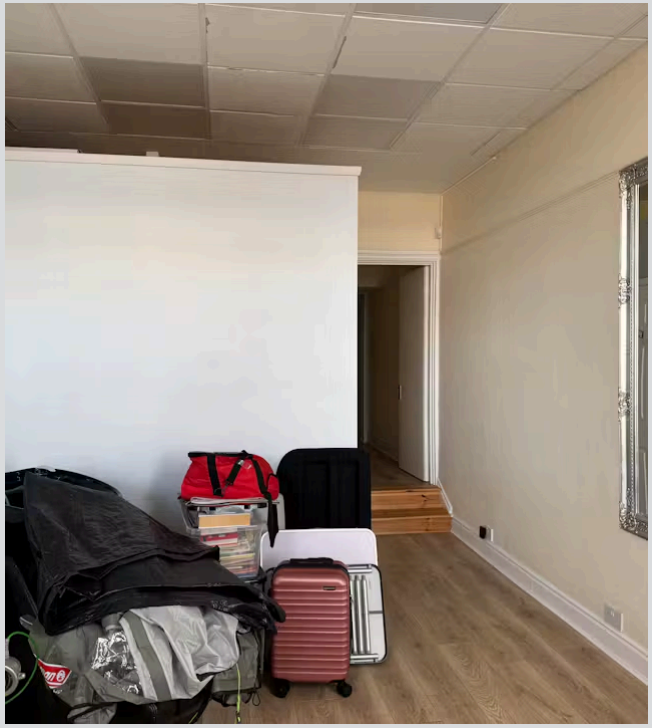
The village is also well connected, with its own railway station providing regular services towards Lancaster, Grange-over-Sands and Barrow-in-Furness, while road links provide convenient access to Milnthorpe, Kendal, Carnforth and the wider South Lakes and Morecambe Bay area. The M6 is readily accessible via the A6.

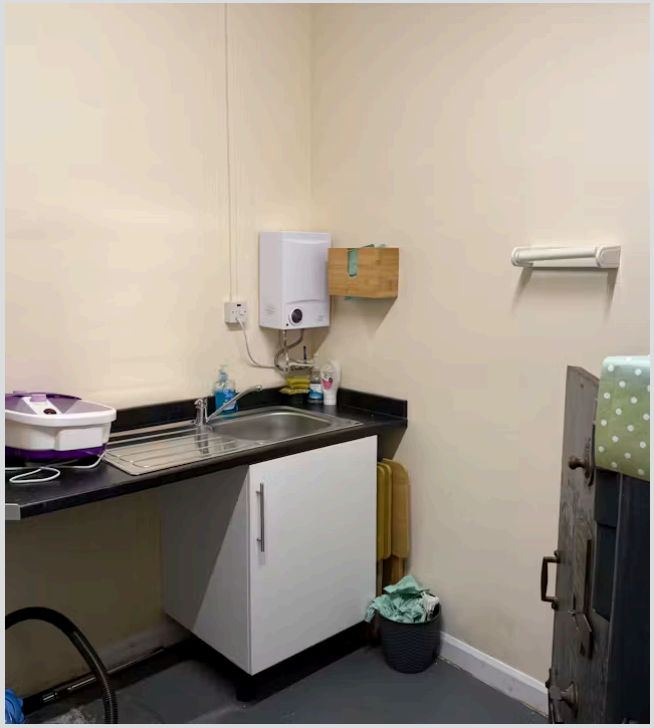
TERMS

The property is available to let on a new lease for a term of years to be agreed at an asking rent of £6500 per annum.

BUSINESS RATES

Any ingoing tenant is likely to receive full small business rate relief. However own enquiries should be made.









FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	Description	Size	sq ft
Unit	Ground Floor	413 sq ft	413
Unit	Basement	197 sq ft	197
Total			**610**

EPC
C (67)

LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable

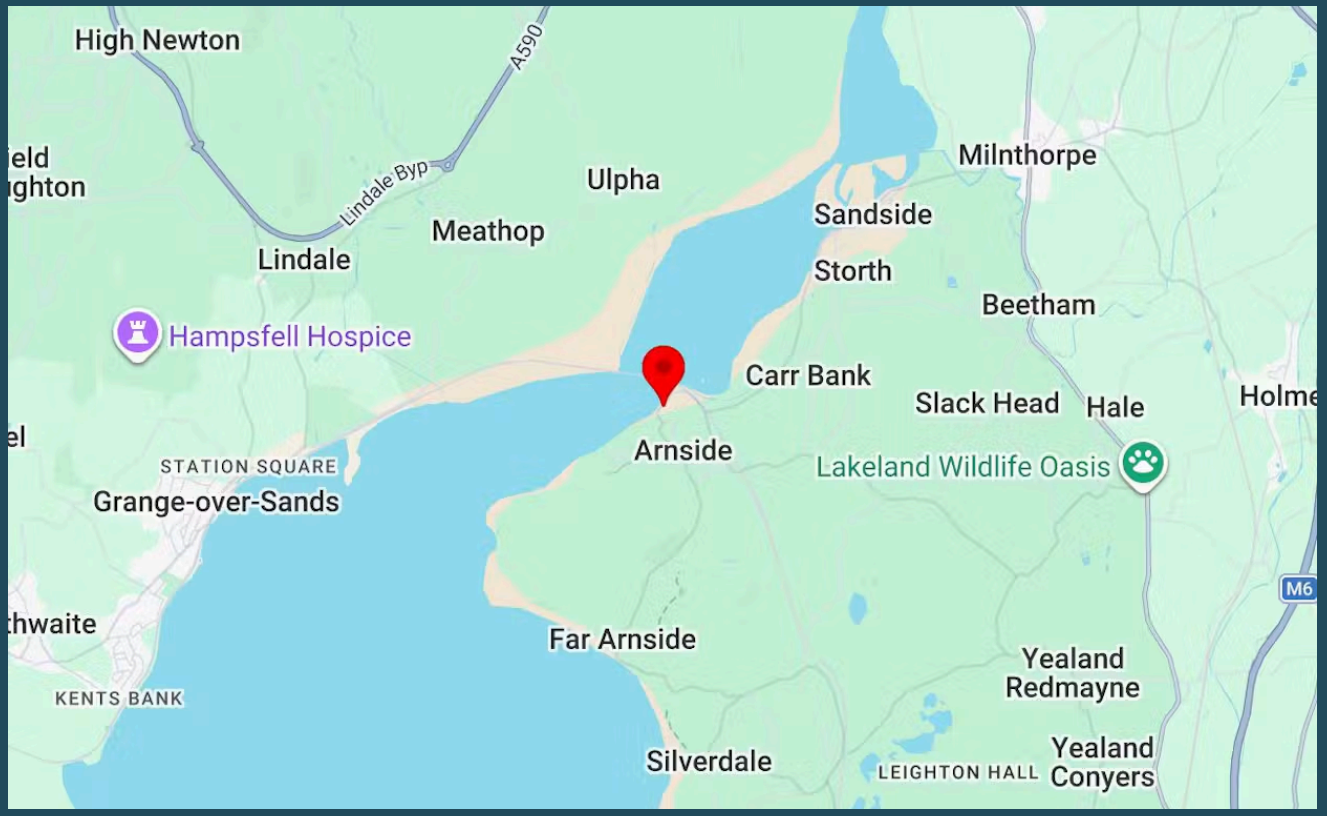
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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Make an enquiry

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