



**THE GALLERY, THE PROMENADE, ARNSIDE,
SOUTH LAKELAND, LA5 0HA
TO LET
£20,000 PA (£1,666 PCM)**

An excellent rare opportunity to let a distinctive and well-positioned exhibition space, located in the centre of the ever-popular village of Arnside.

The premises are available due to the current owners retirement after 24 successful years of trading as a retail gallery, presenting a unique chance to acquire a well-established position within the village of Arnside.

Description:

The property comprises a versatile commercial ground floor premise capable of accommodating a variety of alternative uses, subject to any necessary consents. Potential for a variety of retail uses including a gallery, spa, hair or beauty salon, restaurant / café, office or similar commercial ventures. The premises present an excellent opportunity for both independent operators and established businesses seeking a well-positioned property.

Location:

Arnside is a desirable coastal village situated within the Arnside and Silverdale Area of Outstanding Natural Beauty, known for its attractive estuary frontage and constant flow of visitors year-round. The village hosts a variety of independent retailers, cafés and local amenities, contributing to a strong sense of community and commercial activity. Connectivity is very good, with Arnside railway station offering direct services to Lancaster and Preston, alongside convenient access to the A6 and M6, ensuring the property is both accessible and well located.

Footfall:

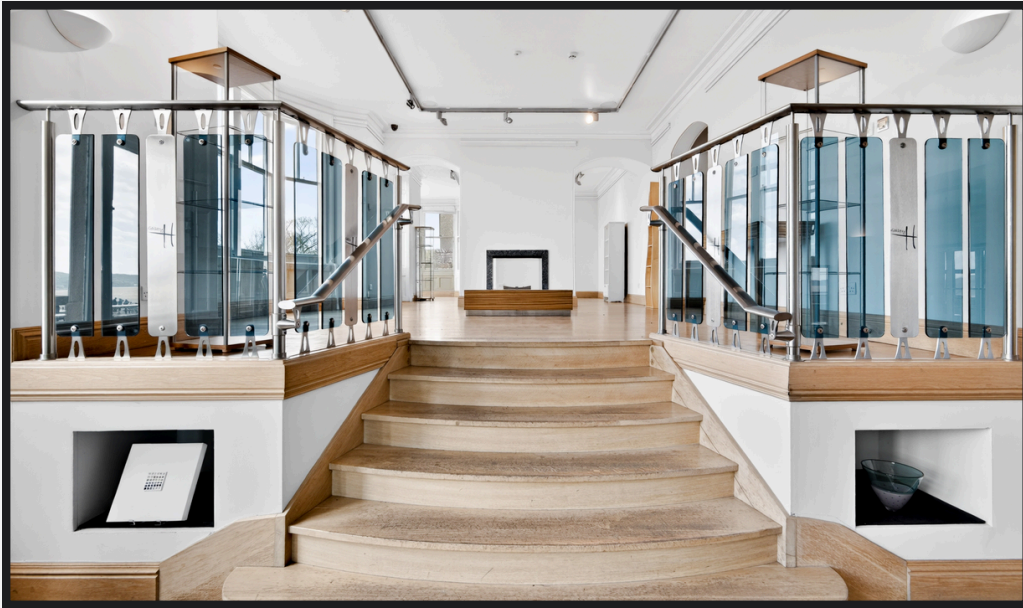
The village benefits from consistent levels of footfall throughout the year, driven by both local residents and a influx of visitors. Resulting in increased passing trade and strong visibility for businesses positioned within the centre of the village.



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GENERAL REMARKS

Local Authority: Westmorland and Furness Council.

Services: The property is understood to be connected to mains water, gas, electricity and drainage; however, none of these services have been tested. Interested parties should make their own enquiries as to the availability and condition of all services.

What Three Words: ///blanking.couch.marinated

Business Rates: The property has a Rateable Value of £12,500 meaning that the premise will qualify for Tapered Small Business Rates Relief (SBRR). Subject to qualifying tenant.

Viewings and enquiries: Viewings are permitted during daylight hours only and must be arranged in advance. A set of particulars must be obtained prior to any inspection. For further information or to request particulars, please contact Ged Forshaw via the office on 01772 419277 or email info@wignalls.land.

Health and Safety: Prospective tenants are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The landlords for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any tenant looking to offer on the property confirmation of the tenant's ability to fund the lease, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.



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