

TO LET



THE PAPER HOUSE • 8 YEWDALE ROAD
CONISTON • LA21 8DU

CARIGIET
COWEN

Location

Coniston is a popular village and civil parish in the Furness region of Cumbria within the southern part of the Lake District National Park. The village is located on the northwest shores of Coniston Water and sits at the edge of Coppermine Valley and Yewdale Beck, which descends from the Coniston Fells. Ambleside is the nearest town, approximately 7 miles to the north east of Coniston, and it is a popular tourist destination and is famous for the history of the Bluebird K7 and the Old Man of Coniston, popular fell walking routes.

The Paper House is located on Yewdale Road, the main road travelling through the centre. Surrounding occupiers include a couple of popular public houses, private independent shops, café, and a petrol filling station. The position lies around a 10-15-minute walk from the shores of Lake Coniston and landing areas.

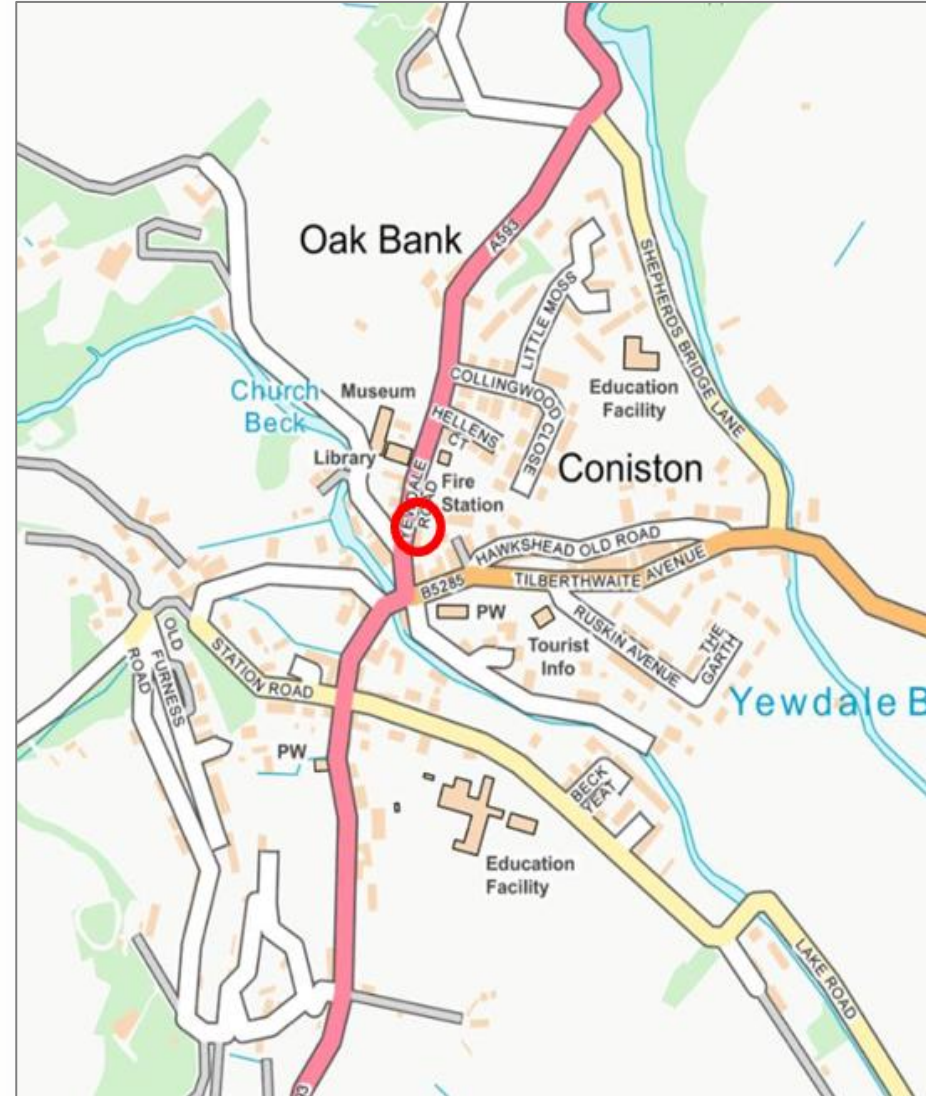
Description

The ground floor commercial unit boasts an attractive frontage onto Yewdale Road, which provides good footfall and trade opportunities. Internally, the accommodation is an open-plan rectangular floor area, including air conditioning and CCTV. To the rear of the ground floor, there is a utility room, water tank room, WC and stairs leading to the basement level stores room.

Accommodation

8 Yewdale Road provides the following useable internal floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor	37.13	400
Basement	18.06	194
Utility Room		
Total	55.19	594



Lease Terms

The property is available **TO LET** by way of a new 12-month basis lease, at a rent of **£9,995 per annum**.

Services

The property is connected to mains water, drainage and electricity. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand the property holds planning permission under Use Class E, but may be suitable for other uses, subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The Valuation Office Agency website describes the property as Shop and premises with a 2026 List Rateable Value of £6,800. The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £

***** 100% Business Rates Relief For Qualifying Occupiers *****

Energy Performance Certificate

The property benefits from an EPC showing an Energy Rating of E-120.

VAT

We understand VAT is not payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement.

For further information, please contact:

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