

TO LET

Commercial/Office/1,058 sq ft (98 sq m)/£12,750 per annum



First Floor Offices above Ambleside

Library, Kelsick Rd, Ambleside

Kelsick Rd, Ambleside LA22 0BZ

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



FIRST FLOOR OFFICE SUITE LOCATED IN THE CENTRE OF PICTURESQUE LAKE DISTRICT TOWN

- MODERN OFFICE SUITE WITHIN TRADITIONAL SLATE BUILDING
- LIFT ACCESS AVAILABLE TO FIRST FLOOR
- PROPERTY FRONTS ONTO DISC ZONE AND PAY-AND-DISPLAY CAR PARKING AREAS

DESCRIPTION

The offices are situated on the first floor, above the Ambleside Library in a traditional slate building, benefitting from gas central heating.

LOCATION

The property is situated on Kelsick Road, just off the main high street (A593) through Ambleside, in the centre of the Lake District, known for attracting good footfall through the town centre on a daily basis.

ACCOMMODATION

The accommodation comprises the following approximate areas:-

FIRST FLOOR

Office 1: 636 sq. ft. (59 sq. m.)

Office 2: 422 sq. ft. (39 sq. m.)

GROUND FLOOR

Shared access leading to stairs and lift.

Toilet – 1WC & WHB (shared with library staff)

VIEWINGS

Please contact Walton Goodland to arrange access to view the property.

No approach should be made to the library staff.

RATEABLE VALUE

Offices – £9,400 (2023 list)

Interested parties are advised to make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note that where a rateable value is £12,000 or less and this is the tenants only property then no business rates will be payable, subject to status.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected to the property.

Tenants will be responsible for the payment of utilities.

LEASE

A new internal repairing and insuring lease plus service charge for a term of years to be agreed.

LEGAL COSTS

The Landlord will require a reasonable contribution towards its legal costs in drafting the new lease agreement.

The contribution for the 2025/26 financial year is: £1,907.

RENT

£12,750 per annum, exclusive of VAT, business rates and all other outgoings.

VAT

VAT is not payable in addition to the rent.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

SERVICE CHARGE

A service charge is payable in addition to the rent to contribute towards the management, maintenance, renewal, decoration and cleaning of the common areas as and when required.

Tenants will be responsible for the costs involved with the running and servicing of the lift.

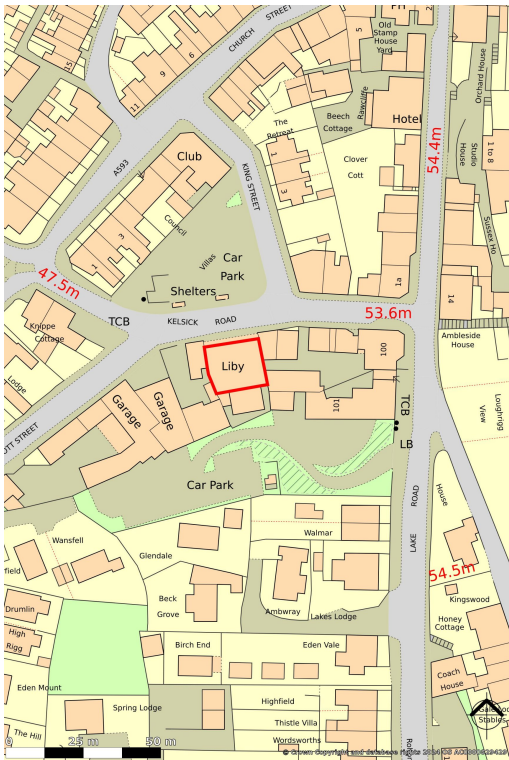
The Landlord will cap the service charge costs at the equivalent of no more than one third of the rent in each and every service charge year.

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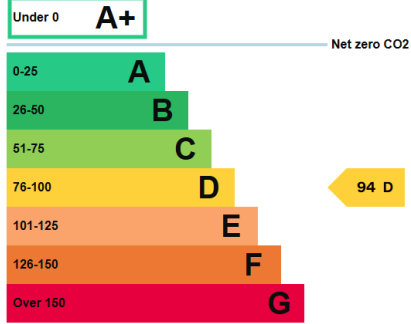
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agency@waltongoodland.com www.waltongoodland.com





Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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