

ULVERSTON LA12 7BN

THE GILL

RETAIL WAREHOUSE/CONVENIENCE STORE TO LET

LOCATION

The premises are located in the centre of Ulverston within The Gill. This is a purpose-built retail warehouse which would be suitable for a variety of other uses including a convenience store. It has its own car park (21 spaces) with the town centre public car park immediately adjacent.

A location plan is attached.

ACCOMMODATION

Arranged on ground floor, basement and first floors and comprising the following dimensions and GIA floor areas:

Gross Frontage	61' 4"	18.7 m
Internal Width	70' 4"	21.4 m
Shop Depth	99' 5"	30.3 m
Ground Floor Sales	6,498 sq ft	604 sq m
Basement	205 sq ft	19 sq m
First Floor Ancil	4,834 sq ft	449 sq m
Service yard and car park for 21 cars.		

TERMS

A new full repairing and insuring lease is available for a term to be agreed by negotiation, but to include upward only rent reviews at 5 yearly intervals. Offers in excess of **£60,000 per annum exclusive** are sought, exclusive of rates and VAT.

RATES

We have been advised that the property has been assessed for rating purposes as follows:

Rateable Value (2026)	£52,000
Standard RHL Multiplier	43.0p
Rates Payable (2026/27)	£22,360

Interested parties should make their own enquiries to verify this information.



EPC

An EPC has been commissioned and will be available upon request.

AML

Anti-money laundering legislation requires us to verify the identity of all/any proposed purchasers and/or tenants once a sale or letting has been agreed. We will confirm what information is required to satisfy this legislation once Heads of Terms have been agreed.

VIEWING

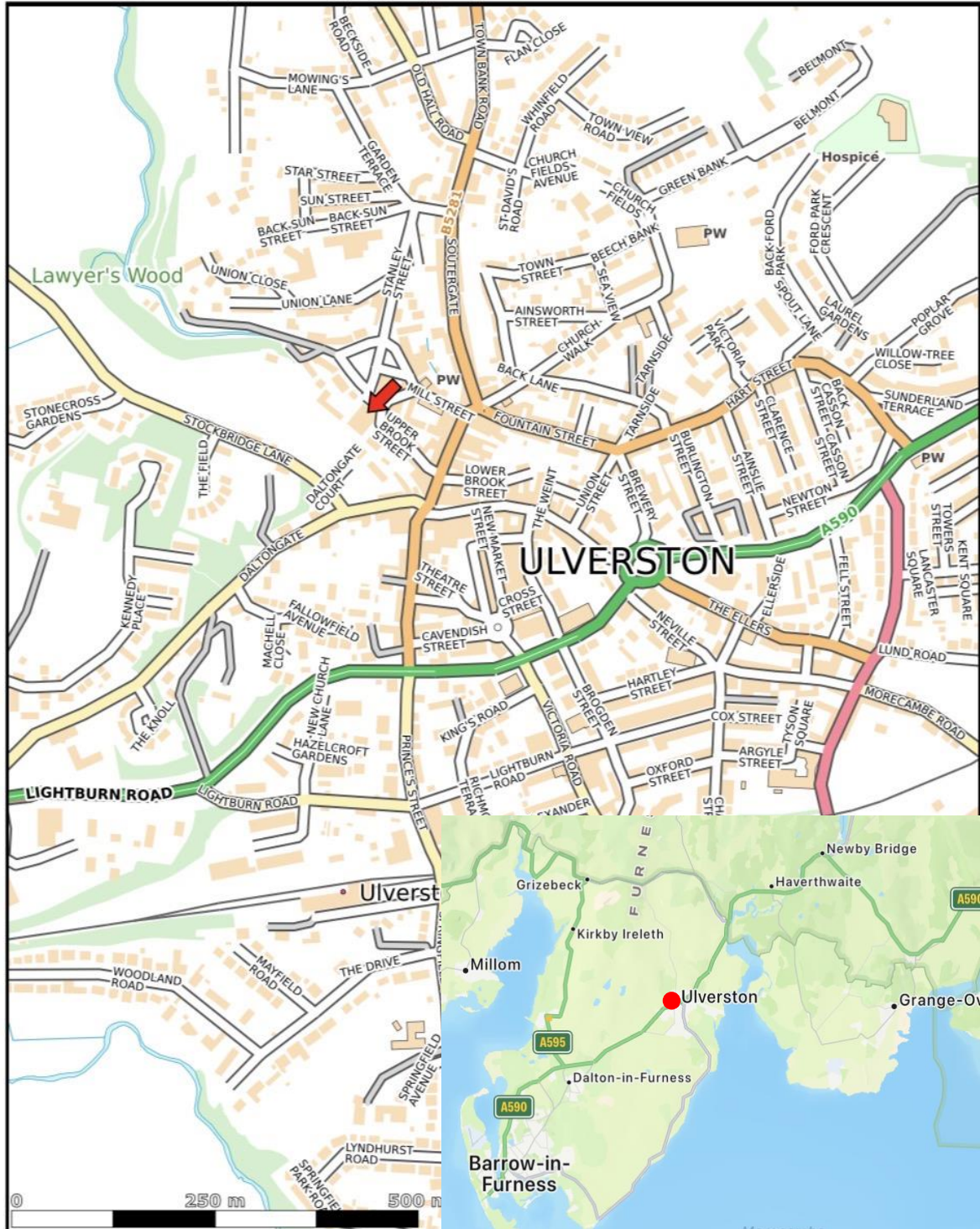
For further information or arrangements to inspect, please contact the sole agent:

Tim Hance

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SUBJECT TO CONTRACT



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Plotted Scale - 1:7,500

Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.

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