

Christopher Whelan

36 Market Square, Kirkby Stephen CA17 4QT



To Let

Located in the busiest part of Kirkby Stephen, a well presented two storey retail unit available on a three year lease at a rent of £5,500 pa. excl..

Established florists business also available.

Additional storage space available if necessary.

Lease

The ground and lower ground floors forming the retail unit are available on a three year lease at a rent of £5,500 pa excl

General

The building was completely renovated some three years ago to provide a two storey apartment finished to a high standard over a retail unit on the ground and lower ground floors.

Additional storage space available if necessary, separate to property, measuring approximately 10ft x 6ft.



Stairs down to further sales area.



Retail Unit

On two floors currently occupied by florist.

Ground floor area 26ft 7ins x 10ft 6ins overall

Display windows on 2 sides.

Sales area 14ft 4 ins x 15ft 8ins

Small kitchenette at rear



The florist presently operating under the style of "Garden of Eden" was established in 2008 utilising the ground floor shop with display windows and the lower ground floor sales area.

Turnover almost doubled in the second year but is forecast to be slightly less this year as the shop was closed in January and Mothers' Day one of the busiest times falls after this year's end. Next year's turnover should be correspondingly higher.

The business is a member of Interflora but any purchaser will have to arrange their own membership.

The business is available for £15,000 +SAV

Business Rates

Rateable value to be assessed

Services

Mains water, gas, electricity, drains.

Council Tax

Band to be assessed

Tenure

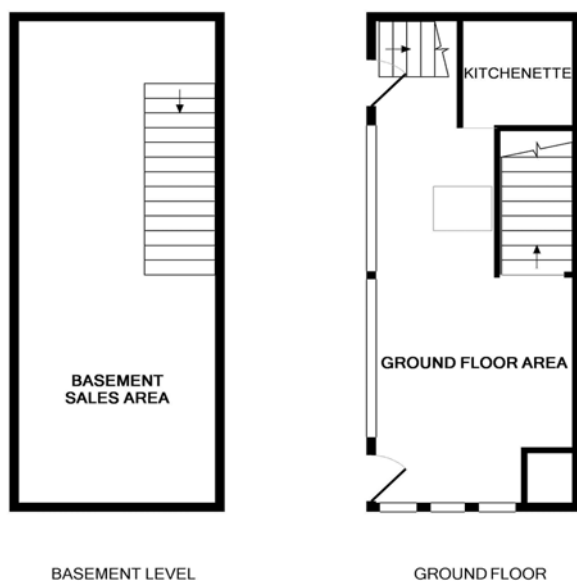
Freehold

EPC

Energy Performance Asset Rating Band C 71.

Please ask for full report.

Floorplan



We endeavour to make our details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.

Directions

A685 for Kirkby Stephen. Garden of Eden is located in the Market Square on Main Street.

Local Authorities:

Eden District Council, Penrith.

Cumbria County Council, Carlisle

If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.

Viewing strictly by appointment only.

Telephone: 01539 620293

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