

# **Ulverston** **32 Market Street** **Cumbria** **LA12 7LR**

- **Attractive Freehold Shop Investment**
- Let to Boots UK Limited
- Attractive Cumbrian market town
- Grade II Listed
- Rent Review December 2013
- Current Rent Reserved  
**£45,000 pa**



## **Tenure**

Freehold.

## **Location**

Ulverston is an attractive market town and tourist area at the southern edge of the Lake District, 8 miles south of Lake Windermere and Coniston Water and 8 miles north-west of Barrow-in-Furness. The town is situated on the A590 which links to the M6 motorway (Junction 36).

The property, located within a conservation area, is situated within Ulverston town centre fronting Market Street, the town's principal retail thoroughfare, between the junctions with Brogden Street and New Market Street.

Occupiers close by include Costa Coffee, the Co-op, Greggs, Martins Newsagents, HSBC as well as a number of local traders.

## **Description**

This attractive Grade II Listed property is arranged on basement, ground and one upper floor to provide a ground floor shop unit with ancillary accommodation on the first floor above. The windows at second floor level are a 'false front'.

The property provides the following accommodation and dimensions:

Gross Frontage	8.60 m	(28' 3")
Net Frontage	7.70 m	(25' 3")
Shop Depth and Built Depth (average)	34.00 m	(111' 7")

## **Ground Floor Sales**

First Floor

194.85 sq m	(2,090 sq ft)
69.05 sq m	(743 sq ft)

## **Tenancy**

The entire property is at present let to BOOTS (UK) LIMITED for a term of 20 years from 4th December 1998 at a current rent of £45,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

## **Tenant Information**

No. of branches: 2,600.

Boots is the UK's leading pharmacy-led health and beauty retailer. (Source: www.boots-uk.com)

For the year ended 31st March 2012, BOOTS UK LTD reported a turnover of £6.35bn, a pre-tax profit of £240m, shareholders' funds of £982m and a net worth of £234m. (Source: riskdisk.com 18.04.2013.)

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website www.allsop.co.uk

## **Energy Performance Certificate**

EPC Rating 75 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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