

7721/BB

AMBLESIDE

100 LAKE ROAD, LA22 0DB

INVESTMENT FOR SALE

**** NO VAT PAYABLE ****

**** RARE FREEHOLD OPPORTUNITY WITHIN **
A DESIRABLE LAKE DISTRICT TOWN**

**** FIXED RENTAL UPLIFTS UNTIL EXPIRY ****

**** NO TENANT SECURITY OF TENURE ****



OFFERS IN THE REGION OF

£465,000

ARE INVITED FOR THE FREEHOLD INTEREST

LOCATION

Ambleside is one of the busiest towns in the Lakeland District National Park and is popular with visitors from all over the world all year round. It is well known as a base for hiking, mountaineering, mountain biking and water sports. Retailer demand for the town is strong. The town is accessed various ways and from junctions 36 and 37 of the M6 motorway via the A591 through Windermere and Kendal.

The corner property is prominently situated on the A591 at the junction of Lake Road with Kelsick Road. There are two large surfaced car parks close by. The adjacent retailer on Lake Road is Adventure Peaks. For indication purposes only, the location of the subject property is shown circled red overleaf.

DESCRIPTION

The property is a traditional Lakeland stone and slate building laid out to ground and lower ground floor sales areas, with upper floor ancillary storage and staff accommodation. The unit benefits from extensive display windows to both elevations. Various parts of the property underwent refurbishment in 2017. In addition a designated car parking space is positioned immediately to the rear of the building. The property is not listed.

Please note that the majority of the upper floors visible on the marketing photo do not form part of the demise.

ACCOMMODATION/AREAS

Ground Floor Sales	85.40 sq m	(919 sq ft)
Lower Ground Floor Sales	92.30 sq m	(993 sq ft)
Lower Ground Floor Stores	13.50 sq m	(145 sq ft)
First Floor Ancillary	29.00 sq m	(312 sq ft)
Second Floor Attic	29.00 sq m	(312 sq ft)
TOTAL	249.2 sq m	(2,681 sq ft)

SERVICES

We understand mains water, gas, electricity and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of C-60.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £25,250. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

THE TENANT - ALPKIT

Alpkit Ltd (Company reg no. 05146091) have 10 stores nationwide and are an outdoorwear retailer and bike hire company. Their nearest store to Ambleside is Keswick.

SALE PRICE

Offers in the region of **£465,000** are invited for the sale of the freehold investment, let to Alpkit, who currently pay £32,000 pa, on a lease expiring in June 2027. The rent automatically increases to £32,900 in June 2025, then to £33,900 until lease expiry. There is no tenant security of tenure attached to the lease.

COSTS

Each party will be responsible for their own costs incurred in connection with any transaction.

VAT

The property is not VAT registered, therefore VAT will not be payable on the sale price.

ALPKIT

FURTHER INFORMATION ABOUT THE TENANT

Now with over 200 staff, Alpkit has grown by almost 50% per annum compound over the last decade. It started online in 2004 and has opened 10 stores in the last 6 years from Bristol and Kingston-upon-Thames in the south to Inverness in the North.

Carbon neutral, a living wage foundation employer and Certified B Corp, we gives 10% of profit and 1% of all sales to direct action grass roots projects that help people get outside through Alpkit Foundation, its independent charity.

Voted brand of the year by TGO Magazine and Country Walking, Ethical Consumer Mag Best Buy, their entire range was awarded Product of the Year by Singletrack magazine.

Alpkit and Sonder is independent, co-founder led and owned with over 4,000 customer and staff shareholders from two successful crowd fund raises.

10 Things You Might Not Know About Alpkit

1. **WE'RE PROUDLY INDEPENDENT.** A British Brand.
2. **WE MAKE.** 30% of our product is Made In Britain. By us, on the edge of the Peak District.
3. **WE RECYCLE.** We've donated 5 tonnes of outdoor gear to Alpkit Foundation projects through our Continuum Project.
4. **WE REPAIR.** We mended over 2,850 products last year from all brands.
5. **WE'RE SUSTAINABLE.** We're the first UK outdoor brand to publish a comprehensive sustainability report.
6. **WE'RE INTERNATIONAL.** We have sold to 69 countries in the last 12 months.
7. **WE'RE AWARD-WINNING.** We won Sustainability Entrepreneur of the Year in 2021; Responsible Finance Micro-Entrepreneur Award in 2018 and we've been TGO Magazine Online Retailer of the Year eight out of the last nine years.
8. **WE'RE ENTHUSIASTS.** We're with you sharing our love of the outdoors.
9. **WE PARTY.** Our own Big Shakeout festival, which touches 1000 people, is in its 10th year.
10. **WE GIVE BACK.** Alpkit Foundation has helped 40,000 people and 2,000 grassroots projects. We've given away 40% of our profits to the Alpkit Foundation since 2015.

Carigiet Cowen



Carigiet Cowen



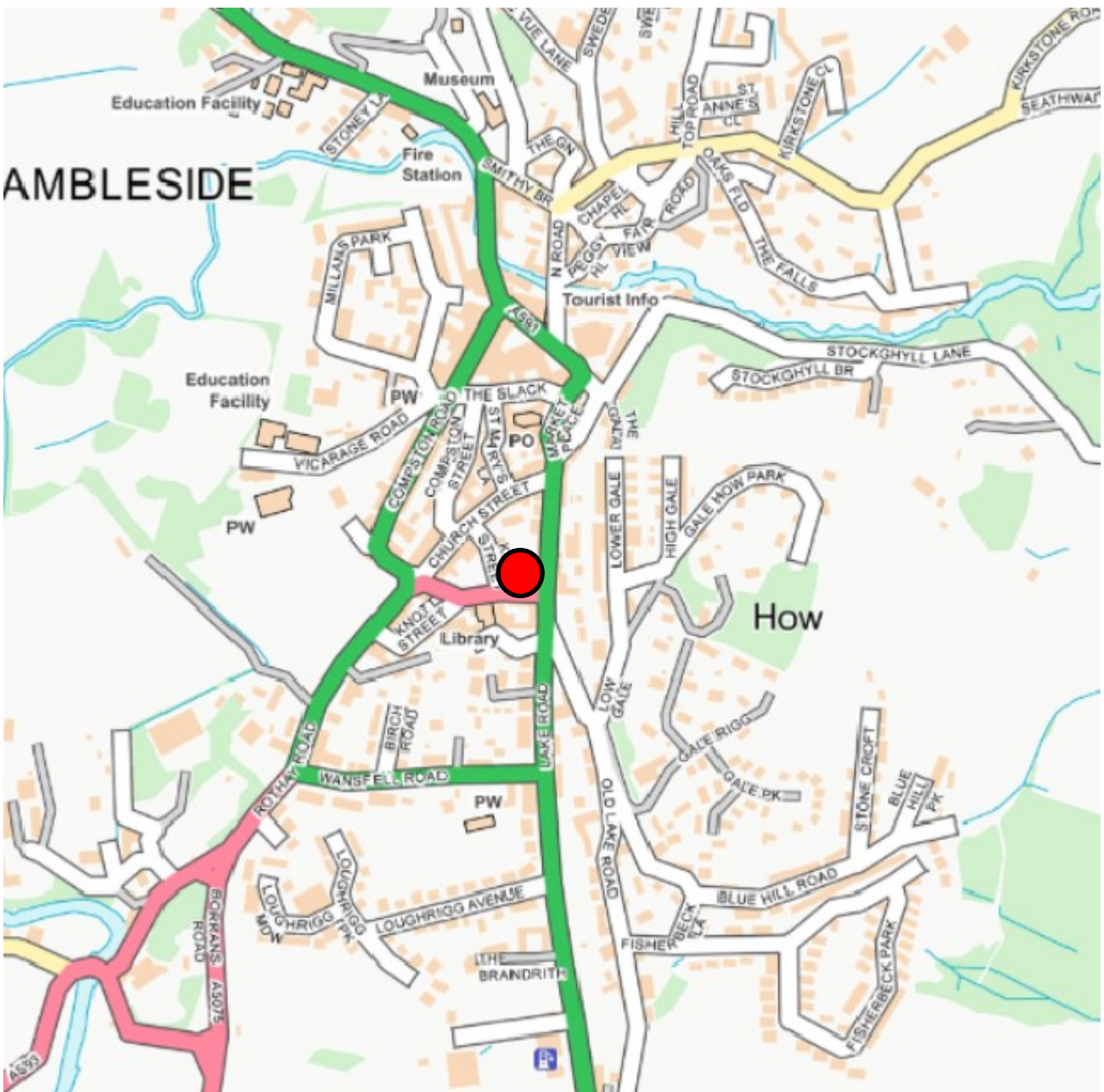
VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the joint agents, Carigiet Cowen and Michael May & Partners.
For further information including obtaining a copy of the existing lease dated 19th June 2017, or to arrange an accompanied viewing, please contact: -

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Peter May
Tel: 07977 417258
Email: pm@michaelmay.co.uk

Details Prepared:
January 2025



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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