

Units 3, 4 and 5 Ashtrees Way, Market Street, Carnforth, Lancashire LA5 9LB

Freehold Retail Investment

Lot 48

£23,000 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
3	Ground	Retail	53.14 sq m (572 sq ft)	KITTY BROWN BOUTIQUE LTD	5 years from 13/09/2018 (1)	£8,000	13/09/2021 (12/09/2023)
4	Ground	Retail	58.43 sq m (629 sq ft)	KITTY BROWN BOUTIQUE LTD	6.5 years from 01/03/2017 (2)	£8,000	(12/09/2023)
5	Ground	Retail	31.68 sq m (341 sq ft)	INDIVIDUAL t/a Cafe Edelweiss (3)	10 years from 13/03/2011	£7,000	(12/03/2021)
Total			143.25 sq m (1,542 sq ft)			£23,000	

- (1) The lease provides a tenant's option to determine on 12/09/2021.
 (2) For the purpose of clarification, the original lease was for a term of 5 years. The lease was varied by way of a deed of variation to extend the lease until 12/03/2023. The lease provides a tenant break option on 01/03/2020.
 (3) The lease is on assignment by way of an authorised guarantee agreement. Please refer to the legal pack for further information.

Key Details

- Three fully let retail units located in the heart of the town centre
- 150 metres from Carnforth Railway Station
- Close to Boots supermarket
- Nearby occupiers include Barclays Bank, Co-op Food, Age UK and Greggs

Location

Miles: 29 miles north-east of Blackpool
50 miles north-west of Manchester
Roads: B6254, A6, M6
Rail: Carnforth Railway Station
Air: Blackpool International Airport

Situation

Carnforth is a popular town located just off the M6 at the north-eastern end of Morecambe Bay. The property is situated in the heart of the town centre, 150 metres from Carnforth Railway Station, close to Boots supermarket and car park. Neighbouring occupiers include Barclays Bank, Boots Pharmacy, Co-op Food, Age UK and Greggs.

Description

The property comprises three ground floor retail units. Units 3 and 4 are currently interconnected.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Unit 3: Band D, Unit 4: Band C, Unit 5: Band E
See legal pack at acuitus.co.uk



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