



2a & 2b Cheapside

Ambleside LA22 0AB

Guide Price £425,000

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Ambleside

The sale of 2a & 2b Cheapside represents an ideal opportunity to acquire a mixed use premises. A Grade II listed property which combines a commercial property on the ground floor with spacious three/four bedroom accommodation above, with two shower rooms spread over three floors. The accommodation above is vacant and there is no onward chain.

The retail unit which measures approximately 232 square feet is currently rented out and is operated as a high quality Mexican eatery/take away on a new three year lease with the current tenants rent of circa £7,800 per annum.

The excellent three/four bedroom accommodation has been modernised in recent years to a modern standard. The property has the versatility of being four bedrooms or three bedrooms with a living area and the added advantage of an outside rear store. A highly versatile property which will suit a variety of investors whether wanting a bolt hole, staff accommodation or holiday letting property.

Set within the heart of the popular Lake District town of Ambleside, well placed for a variety of amenities including shops, restaurants, cafes, post office etc. The property is also well placed for a variety of walks from the doorstep.

Please note we don't believe the surcharge will be payable. (Please check with your solicitor)





Accommodation

Front door into communal hallway with two glazed doors. Leading to;

Commercial Premises

Dual aspect room with prominent feature window. Having two rooms, the rear area is currently utilised as a kitchen with rear door and small understairs storage area. The front room is a serving area.

Separate WC

With wash hand basin.

Flat Accommodation

Private internal door from vestibule leading up to self contained accommodation with stairs up to first floor.

Kitchen

Modern selection of wall and base units with 1.5 stainless steel sink unit and mixer tap. Appliances include four ring gas hob with extractor hood, integrated electric oven and plumbing for washing machine. Part wall tiled and laminated floor with window seats and views over Ambleside village.



Second Floor

Rear Bedroom One

Generously proportioned double room with built in slimline cupboard. Could also be used as a reception room if required.

Front Bedroom Two

Small double with views towards Todd Crag.

Shower Room

Well presented three piece suite comprising of corner shower cubical with shower panel walls, pedestal wash basin and WC. Half wall tiled and tile effect floor. Heated towel rail, extractor and fitted wall cabinet.

Airing cupboard housing cylinder and pressurized system with Vaillant gas operated boiler and consumer units.

Open staircase leading to:

Third Floor

Front Bedroom Three

Attractive feature room with exposed beams. Full floor level window and Velux window with attractive views towards Todd Crag.

Rear Bedroom Four

Good size twin room with dormer window.

Shower Room

Three piece white suite comprising of corner shower cubical with shower panel walls, pedestal wash basin and WC. Half wall tiled, heated towel rail, extractor, fitted wall cabinets and dormer window.

Rear store

Providing useful dry and secure storage.





Services

Flat - All mains services. Gas central heating.
Shop – Mains water, electric and drainage.

Tenure

Freehold. The current tenant will be on a new three year Lease from 2024/2025 with a rent of circa £7,800 per annum.

Council Tax Band/Rateable Value

Flat – B
Shop –£3,200. Actual amount payable £1,596. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland and Furness Council 01539 733333.

Broadband

2a – Superfast download speed of 75 Mbps and upload speed of 18 Mbps as per Ofcom website.
2b – Superfast download speed of 80 Mbps and upload speed of 20 Mbps as per Ofcom website.

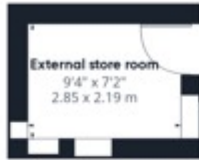
Directions

Following the one way system proceed along Rydal Road onto Lake Road turning left in between the former Barclays Bank and the Thai Restaurant. The property can be found to the rear on Cheapside.

What3words

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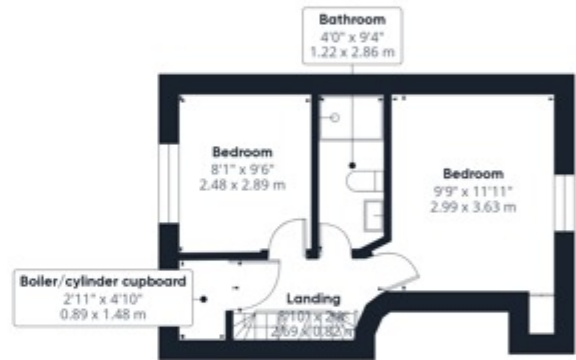
Floor 0



Floor 1



Floor 2



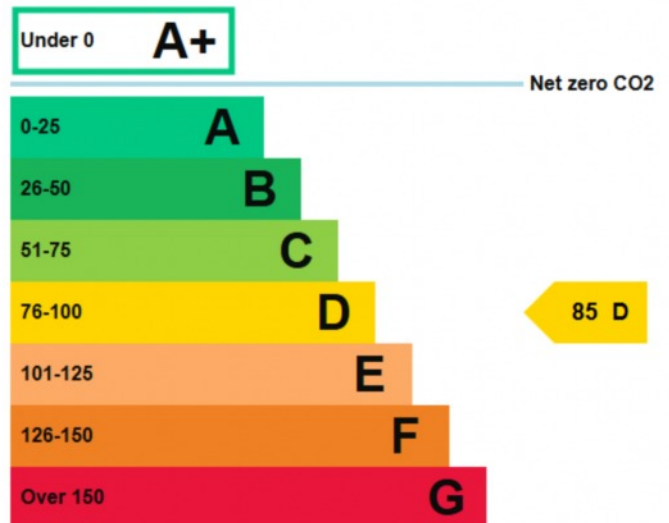
Floor 3



Floor 4

Energy rating and score

This property's energy rating is D.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.