

TO LET

636 sq. ft. (59 sq. m.) / **£7,000 per annum**

First Floor Office above Ambleside Library, Kelsick Rd, Ambleside, LA22 0BZ

Well-located first-floor office in the heart
of Ambleside.

- Prominent and convenient town-centre location
- Situated above Ambleside Library
- Lift access to first floor
- Attractive location within the Lake District
- Excellent access to the amenities and services of Ambleside





LOCATION

The property is situated on Kelsick Road in the centre of Ambleside, a popular market town within the Lake District National Park. Ambleside is a thriving commercial and tourist centre, benefiting from a wide range of shops, cafés, restaurants, professional services and leisure facilities. The property occupies a convenient position within the town, with local amenities readily accessible on foot and good road connections to Windermere, Grasmere, Kendal and the wider South Lakeland area.

DESCRIPTION

The accommodation comprises a first-floor office situated above Ambleside Library. The property provides an opportunity for a business or professional occupier seeking well-located office accommodation within the centre of Ambleside. The space offers a flexible commercial environment and is considered suitable for a variety of office and professional uses, subject to any necessary planning consents.

ACCOMMODATION

The property comprises the following approximate areas:-

First Floor

Total: 636 sq. ft. (59 sq. m.)

Ground Floor

Shared access leading to stairs and lift.

Toilet – 1WC & WHB (shared with library staff)

SERVICES

Mains electricity, gas, water and drainage are understood to be connected to the property.

Tenants will be responsible for the payment of utilities.

SERVICE CHARGE

A service charge is payable in addition to the rent to contribute towards the management, maintenance, renewal, decoration and cleaning of the common areas as and when required. Tenants will be responsible for the costs involved with the running and servicing of the lift. The Landlord will cap the service charge costs at the equivalent of no more than **one third of the rent in each and every service charge year.**





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£ RENT

£7,000 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

🔑 TENURE

A new lease on internal repairing and insuring terms to be agreed.

⚙️ LEGAL COSTS

The Landlord will require a reasonable contribution towards its legal costs in drafting the new lease agreement.

The contribution for the 2026/27 financial year is: £1,090.

💡 EPC

An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is D94.

💰 BUSINESS RATES

Offices - Rv to recalculated once a new letting is agreed.

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

% VAT

VAT is not payable in addition to the rent.

🔭 VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland.

No approach should be made to the library staff.