

# Lot 4, Morrisons Daily, Dallam House, 3-4 The Square, Milnthorpe,

Cumbria LA7 7QJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Freehold Convenience Store Investment with Vacant Former Residential Above

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## Property Information

### Freehold Convenience Store Investment with Vacant Former Residential Above

- Convenience Store let to Alliance Property Holdings Limited (t/a Morrisons Daily) - a part of Morrisons Group
- New 10-year lease from November 2023 (subject to option)
- Includes a Post Office
- Large vacant upper floors
- Nearby retailers include Rowlands Pharmacy and an eclectic mix of local retailers

**Lot**  
4

**Auction**  
13th December 2023

**Rent**  
£15,000 per Annum Exclusive  
plus large vacant former flat

**Sector**  
High Street Retail/Residential

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 7 miles south of Kendall, 14 miles north of Lancaster  
**Roads** A6, A65, A590, M6 (Junction 36)  
**Rail** Arnside Train Station  
**Air** Manchester Airport

### Situation

The property is situated on south side of The Square, in the heart of Milnthorpe. Nearby retailers include Rowlands Pharmacy and an eclectic mix of local retailers.

### Tenure

Freehold.

### Description

The property comprises a convenience store (including a Post Office) arranged on the ground and part first floors with a large former flat arranged on the part first and second floors, offered vacant.

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Part First	Retail/Ancillary Ancillary	129.00 71.70	(1,388) (771)	ALLIANCE PROPERTY HOLDINGS LIMITED (2) (t/a Morrisons Daily)	10 years from 15/11/2023 (3)	£15,000	15/11/2028
Part First Second	Residential - 8 rooms, kitchen, bathroom	-	(-)	VACANT	-	-	-
<b>Total Commercial Area</b>		<b>200.70</b>	<b>(2,159)</b>			<b>£15,000</b>	

(1) Areas are provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) In May 2022, Morrisons took over McColl's Retail Group when the business and assets were sold to Alliance Property Holdings Limited who are a part of Morrisons Group and McColl's largest supplier. The sale included 1,100 convenience stores across the UK.

(3) The lease is subject to a tenant only option to determine on 14/11/2028.

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## Contacts

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