

For Sale (will divide)

Bank House Princes Way Leasgill Milnthorpe LA7 7FG



Substantial 3 bedroom house with attached office producing secure rental income of £8,000 p.a. adjacent to open countryside.

Location

The property occupies an extremely pleasant and convenient location in Leasgill, close to the village of Heversham which is approximately 2 miles north of Milnthorpe and 4 miles south of Kendal. Access to Junction 36 of the M6 Motorway is within a very short distance and yet there are open fields and attractive country walks immediately to the rear of the house.

Description

The premises comprise a substantial 2 storey house, which was built in 1986 and which has been attractively clad in local stone under a pitched slate covered roof. The house, which has been fitted out to a very high standard comprises extensive 3

bedroom accommodation, in addition to which, attached to the rear of the property is extensive and high quality office accommodation currently occupied by the Witherslack Group of Schools as an administration office and which produces a substantial and secure rental income.

The whole site extends to approximately 1/3rd of an acre, the house benefiting from its own car parking area to the front whilst to the rear is a large car park used by Witherslack Group of Schools. Both sections of the property are completely self-contained and our clients are prepared to sell each part individually on the prices quoted below.

Accommodation

BANK HOUSE -

Main Residence

Ground Floor - Front Entrance Porch; Entrance Hall; Toilet with wc & whb; Storage Cupboard; Dining Room 9'4" x 17'4"; Kitchen 12'0" x 18'6" incorporating breakfast area. Extensive range of wall and base units; Office/Pool Room 10'4" x 16'6" through to Lounge 16'1" x 16'4".

First Floor - Conservatory 16'9" x 10'0"; Office 12'8" x 9'6"; Bathroom 7'3" x 8'4" with wc, whb & shower; Landing with airing cupboard; Bedroom (1) 10'4" x 9'6"; Bedroom (2) 12'0" x 15'10" with en-suite facilities 7'8" x 6'4" incorporating wc, whb & bath; Bedroom (3) 15'0" x 12'3".

Outside - Attractive patio adjacent to conservatory, ample parking space, vegetable garden.

Bank House Offices

(Administration Offices of Witherslack Group of Schools)

Ground Floor - Entrance Lobby leading to Main Office; Kitchen; Toilet with wc, whb & shower; Conference Room & 2 no. Private Offices

Total Accommodation - 1,445 sq.ft.

First Floor - Additional Private Office

Total Accommodation - 275 sq.ft.

Grand Total of Accommodation- 1,720 sq.ft.

Lease

The office premises are let to Witherslack Group of Schools under the terms of a 6 year lease from 1 November 2006, subject to a rent review on the expiration of the 3rd year of the term at a present rental of £8,000 p.a.x. The premises are held on F.R.I. terms.

Tenure

The whole of the property is freehold, free from encumbrances.

Rating Assessment

Main House: Band D	Offices: R.V. - £9,700
Payable - £1,524	UBR - 41.4p

Services

The premises are connected to mains water and mains electricity. Drainage is to a Charjester (septic tank) which is shared with the adjacent house known as Bank House Barn. Natural gas is available in the verge adjacent to the property and the premises are heated via night storage heaters.

Price

£500,000 is being sought for the whole property. If split £360,000 for the main house and £140,000 for the offices.

Viewing

Peill & Company, Tel 0845 450 4444 – Andrew Peill dealing (andrew@peill.com)

