

Due to Relocation**To Let on New Lease
(Freehold Sale Also Considered)**

**Encore House
Main Street
Endmoor
Cumbria
LA8 0EU**



Modern versatile office accommodation within 5 minutes drive to Junction 36 of the M6.

Location

The property is situated in the centre of the village of Endmoor approximately 5 miles south of Kendal and 1 mile from access to the M6 Motorway at Junction 36. The location therefore provides for congestion free commuting and almost immediate access to the M6 Motorway system and the A65 Skipton Road. The property fronts the A65 linking directly to Kendal.

Description

The property comprises a two storey modern office building arranged on ground and first floors with the ground floor being constructed in

1986 of conventional blockwork with the timber framed first floor extension being constructed approximately 10 years later. The property has the benefit of onsite car parking immediately to the front and pleasant views over open countryside to the rear.

Accommodation

The property has the following approximate areas and dimensions:-

Ground Floor

Gross internal area excluding staircase 660 sq ft (61.31 sq m) currently partitioned to provide, reception, main office, office No 1, office No 2, kitchen and ladies w.c.

First Floor

Gross internal area excluding staircase 684 sq ft (63.5 sq m) currently partitioned to provide general office, office No 1, office No 2, office No 3, boiler room and gents w.c.

Outside

Adjacent forecourt area providing approximately 6 spaces.

Rateable Value

Rateable Value £7,100	UBR 48.5p
£3,443.50 payable	2009/20010

Rate relief may be available on an individual basis. Interested parties should make their own enquiries to SLDC rating authority.

Lease

The property is available to let on a new lease at a rental of £11,500 p.a. exclusive of rates and VAT payable quarterly in advance in respect of the whole property. The lease will be on full repairing and insuring terms and subject to 5 yearly upward only rent reviews for a term of years to be negotiated. Consideration will be given to letting of part only – please enquire for details.

Freehold

Our clients may also consider a sale of their freehold interest.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for Vat.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete
Nicholson dealing (pete@peill.com)