

For Sale/To Let

Kentmere Business Park
Silver Street
Staveley
LA8 9PB



Substantial warehouse buildings together with development land.

Location

The site occupies a convenient location at the northern end of Staveley at the junction of Silver Street and Back Lane. Access to the Lake District is very handy with Windermere only 4 miles west along the A591 and Junction 36 of the M6 Motorway being 10 miles south (15 minutes drive time). The site will therefore be of interest to both local and national companies.

Description

The premises which were built in approximately 1970 are the former photographic section of Kentmere Ltd. The part which is currently available comprises the detached unit on the western side of the site almost adjacent to the main entrance to the site.

The land is available for a major industrial warehouse/retail development and we anticipate that it will be suitable for trade counter uses as well as for storage and distribution operations.

Accommodation

Detached Unit – available

Total warehouse space 4,600 sq ft

Detached Garage - sold

Disused Chapel - sold

approx. 850 sq yds

Former Photographic section - sold

(northern part) - 13,060 sq ft

Former Photographic section - sold

(southern part)

Remainder of Photographic section – withdrawn

Ground floor - 9,609 sq ft

First floor - 4,495 sq ft

Adjacent Land - approx. 2.5 acres – available

Rateable Value

The whole of the premises are currently assessed in conjunction with other parts of the site and as such no individual rateable values are available.

Services

All mains services are available in the vicinity.

Terms

	Rental	Guide Price
Detached Unit	-	Offers over £300,000
Detached Garage	-	Sold
Disused Chapel	-	Sold
Northern Section	-	Sold
Southern Section	-	Sold
Remainder of main building	-	Withdrawn
Industrial Dev. Site		Offers invited for whole or part of site.

Legal Costs

The incoming tenants/purchasers are to be responsible for the payment of the landlords reasonable legal fees incurred in the transaction of £500 plus VAT per transaction.

Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers

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Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

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VAT

All transactions will be subject to VAT at the appropriate rate.

Viewing

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

