

To Let on New Lease

**Market Square
Millom
Cumbria
LA18 4JA**



Town Centre Offices

Millom is situated in south west Cumbria with a resident population of approximately 10,000 being just off the A595 west coast trunk road. The town is approximately 35 miles south of Whitehaven, 20 miles north west of Barrow in Furness and some 40 miles from access to the M6 Motorway at Junction 36.

Location

The property is situated in Market Square opposite a number of major retailers and high street names.

Description

The property comprises a 3 storey self contained office in the prime area of Millom. Adjacent occupiers include HSBC, The Post Office, Barclays Bank and Nat West Bank. The property was most recently occupied by a firm of solicitors.

Accommodation

The property has the following approximate areas:-

Ground floor office space	379 sq ft	35.3 sq m
First floor office space	440 sq ft	40.9 sq m
Second floor office space	442 sq ft	41.1 sq m
Total office space	1,261 sq ft	116 sq m

Rateable Value

Rateable Value £4,350 UBR 41.4p

Terms

A commencing rental of offers in the region of £6,000 per annum exclusive of rates.

Lease

Multiples of 3 years on full repairing and insuring terms.

EPC

This has been commissioned and will be made available to potential tenants.

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 – Luke Nicholson dealing (luke@peill.com)

