

Workshop Unit - To Let

The Workshop
High Birkrigg Park
Halfpenny
Stainton
Kendal
LA8 0DY



provides good clear open space. It is currently used as a joiners' workshop but is suitable for a number of other uses.

Accommodation

Total Workshop Area - 1,290 sq.ft.

Outside: Area of land for open storage - 140 sq.yds.

Rateable Value

Rateable Value £3,950

UBR 46.2p

Restrictions

The property may only be used for workshop purposes between 9.00 a.m. and 5.00 p.m. on normal week days with a prohibition against working at week ends and bank holidays.

Terms

Rent - £8,000 p.a.x.

Lease - Multiples of 3 years

Services

The premises benefit from mains water and are supplied with mains electricity.

Convenient Workshop Unit

Location

The property is situated in the hamlet of Halfpenny, being approximately 8/10ths of a mile along halfpenny Lane in an easterly direction. Halfpenny is close to the village of Stainton, which is approximately 4 miles south of Kendal on the main A65 Yorkshire road.

Description

The property comprises a single storey stone built workshop having a pitched slate covered roof and

Legal Costs

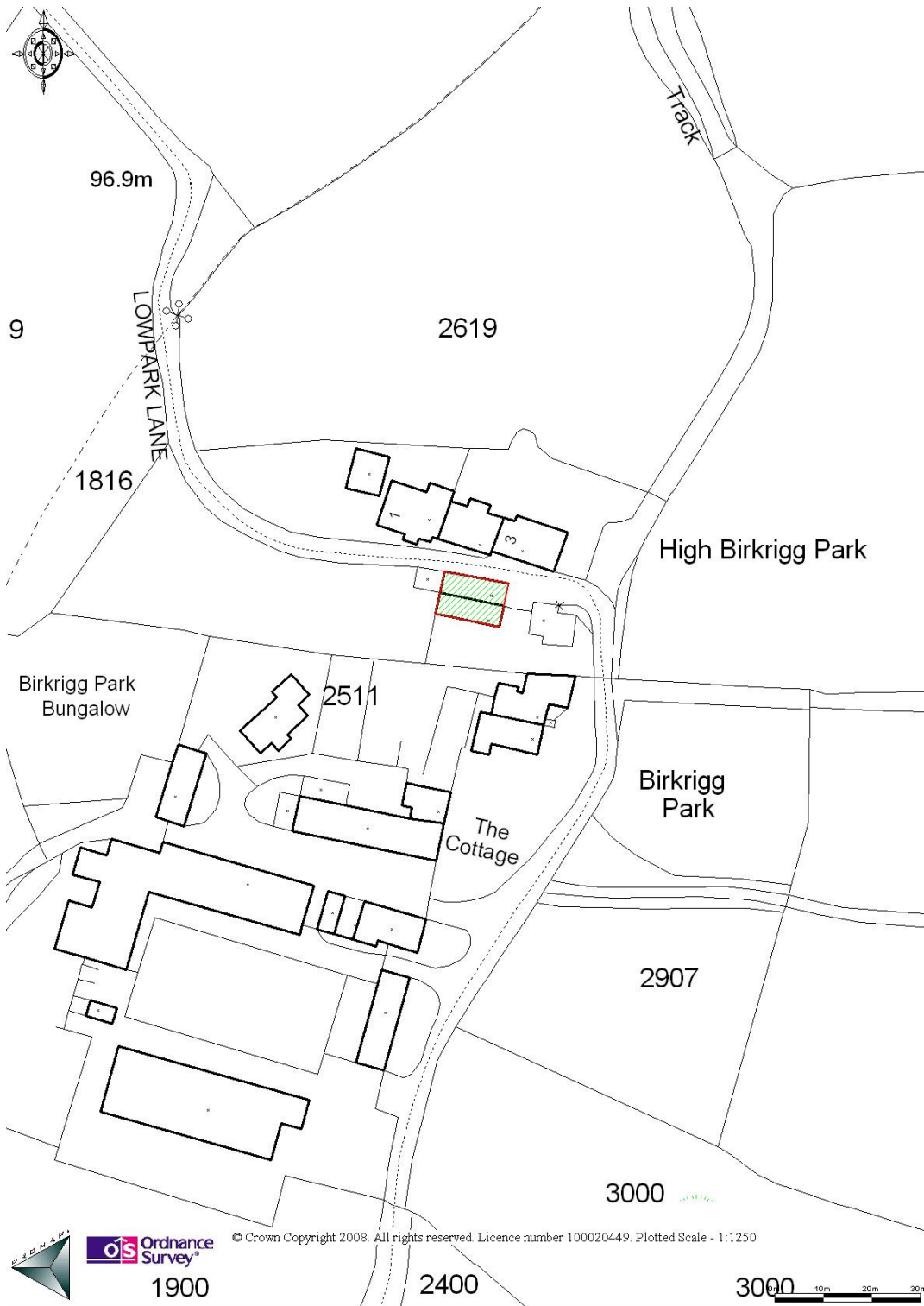
The incoming tenant to be responsible for the landlord's reasonable legal fees incurred in the preparation of the lease up to a maximum of £400 plus VAT.

VAT

The property has not been registered for VAT and VAT will not, therefore, be charged on the rent.

Viewing

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



96.9m

9

LOWPARK LANE

1816

2619

Track

High Birkrigg Park

Birkrigg Park Bungalow

2511

The Cottage

Birkrigg Park

2907

3000



Ordnance Survey

1900

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2400

3000



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

1 Kent View, Kendal, Cumbria LA9 4DZ t:0845 450 4444 f:01539 732 507 e:kendal@peill.com w:www.peill.com

Directors: Andrew C Peill FRICS, Peter J Nicholson FRICS, Simon P Adams BSc (Hons) FRICS MCI Arb
Consultant: D Malcolm Brownsord FRICS FAVLP

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