

Convenient Workshop Premises

For Sale/To Let

Premises Occupied by
Messrs Chapman and Todd
North Terrace
Bowness on Windermere
LA23 3AU



Useful workshop accommodation in the centre of Bowness.

Location

The property is located in a built up area of Bowness on Windermere and run between North Terrace to Biskey Howe Road, immediately to the north at a higher level. The property will therefore be extremely convenient for businesses local to Bowness on Windermere and benefit from a useful yard space to the front.

Description

The property comprises an arrangement of connected buildings which operate as a joiners shop and ancillary storage accommodation. The main parts of the workshop are of two storey construction whilst the remainder of the accommodation is at ground floor level (North Terrace level) underneath a recently completed bungalow which has access on to Biskey Howe Road at street level. The main access to the

site is from North Terrace in to the yard which is shared with adjacent occupants.

Accommodation

Upper Level (Biskey Howe Rd level)

Timber storage area (over workshop)	775 sq ft
Total office/storage area/toilet	504 sq ft
4 parking spaces	

Lower Level

Garage No 1	169 sq ft
Garage No 2/3 (under new bungalow)	478 sq ft
Garage No 4 (under car parking spaces)	265 sq ft
Main workshop	1,600 sq ft

Grand total	3,791 sq ft
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Outside

Yard area for general loading/unloading/circulation.

Terms

Sale: £200,000

Rental: £12,000 p.a. exclusive of rates on a modern commercial internal repairing and insuring lease in multiples of 3 years.

Rateable Value

Rateable Value £8,200 UBR 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority SLDC, Tel: 01539 733333.

EPC



Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore payable on the sale price or the rental.

Viewing

Peill & Company – Andrew Peill dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

