

Food Production Unit Business Opportunity

**Unit 8
Lakeland Food Park
Plumgarths
Crook Road
Kendal
LA8 8QJ**



Fitted out production unit used as sandwich company, available by way of assignment.

Location

Plumgarths food park is situated at the entrance to the Lake District National Park just outside Kendal, with a prominent frontage to the A591 trunk road, approximately 8 miles from access to the M6 motorway at junction 36. Occupiers on the development include Plumgarths Farm Shop, Strawberry Bank Liqueurs, Lakeland Radio and the Conservative Association.

Description

The subject property comprises a lock up unit which has been fitted out as a food production including foodsafe walls, chiller, work and work surfaces, and is fully equipped ready for operation. The property, until recently, traded as Lakeland Sandwich Co and is ready to recommence production very quickly.

Accommodation

The property offers the following accommodation:-

Ground floor		
Food production unit	46.64 sq m	(502 sq ft)
Office	10.03 sq m	(108 sq ft)
Total internal area	56.67 sq m	(610 sq ft)

Outside – dock loading access and car parking.

Lease

The property is held on the balance of a 15-year lease from 1 March 2005 (expiring 28 February 2020) on an internal repairing and insuring basis at a current rental of £7,000 per annum, exclusive of VAT and service charge, subject to 2-yearly rent reviews with the next rent review due in March 2013. A service charge is levied to cover maintenance of the main structure of the building and common parts.

The Business

The business operated from the premises until recently with the Lakeland Sandwich Company supplying sandwiches to retailers and businesses, having contracts throughout the area. The unit is equipped and fitted out ready to recommence trade and offers an ideal opportunity for a start-up business at a relatively modest cost.

Terms

Offers are invited for the contents of the business, ready to commence trading more or less immediately.

Rating Assessment

Rateable value £2,550 – UBR 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, South Lakeland District Council, tel 01539 733333.

Energy Performance Certificate

To be provided.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the preparation of the new lease.

VAT

The property has been registered for VAT and VAT will, therefore, be charged on the rental, service charge and other outgoings.

Viewing

Strictly by appointment through Peill & Company, tel 0845 450 4444 (Simon Adams dealing) simon@peill.com or kendal@peill.com for viewings.

