

## For Sale

**Silver Yard  
Orton  
CA10 3RQ**



**High quality retail warehouse/industrial units. M6 Junction 38 – 3 miles.**

### Location

The units are situated only 3 miles from Junction 38 of the M6 Motorway in a pleasant rural location close to the centre of the village of Orton. The properties are therefore reasonably convenient to Penrith, Apleby and Tebay with Kendal being approximately 19 miles away. Access to the units is off the main road through Orton.

### Description

The property comprises 3 industrial units constructed in 1988 by English Partnership to a good specification incorporating stone and block elevations under a pitched and slated covered roof. Ample car parking exists to the front of the properties. All the units are currently owned and occupied by Mad Monks Music & Co as their retail sales showroom – prospective purchasers should verify the planning situation with SLDC planning department, Tel 01539 733333.

### Accommodation

The property has the following approximate areas:-

Unit 1	1,078 sq ft	100 sq m
Unit 2	540 sq ft	50 sq m
Unit 3	540 sq ft	50 sq m
2 vehicle doors	7'9" (w)	6'0" (h)

3 personnel doors

Security gate to ent.

Adequate wc and kitchen facilities are included within the units.

### Terms

The property is offered for sale freehold with vacant possession at £250,000.

### Rateable Value

Rateable Value £4,100 UBR 43.3p

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

### EPC

To be provided.

### Legal Costs

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

### VAT

The property has been registered for VAT and VAT will therefore be chargeable on the freehold price – this should be recoverable by most purchasers who should seek advice from their accountants.

### Viewing

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