

## To Let on New Lease or For Sale Freehold with Vacant Possession – May Split

**Station Garage  
Car Showroom  
Station Road  
Arnside  
LA5 0HG**



**Car sale showroom of over 2,400 sq ft plus forecourt display – suitable for retail, office, showroom, storage, workshop and other uses subject to planning consent.**

Arnside is situated in south Cumbria close to the Lancashire border in an area designated as being of outstanding natural beauty. The village has a resident population of approximately 2,000 but also benefits from large numbers of visitors throughout the year particularly during the holiday periods

### Location

The property is situated opposite Arnside Station on Station Road which is the main route accessing Arnside from the B5282 which links Arnside to Milnthorpe.

### Description

The property comprises a single storey showroom with excellent glazed display frontage with tiled floor and suspended ceiling and sales forecourt.

### Accommodation

The property has the following approximate areas and dimensions:-

Internal width	50' 6"	15.41 m
Depth	48' 6"	14.76 m
Gross internal area	2,446 sq ft	227.27 sq m
Including offices of and disabled wc with whb.	292 sq ft	27.15 sq m

### Outside

#### Sales Forecourt

Frontage	41' 0"
Depth	30' 0"
Plus vehicular access strip	

The property can also be split to provide 2 units.

### Rateable Value

Rateable Value £14,000	UBR 43.3p
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### Lease

The property is available on a new internal repairing and insuring lease with the tenant also being responsible for external re-decoration for a term of years to be negotiated subject to 3 yearly upward only rent reviews at a commencing rental of £10,500 p.a. exclusive of rates and VAT payable quarterly in advance.

### Freehold Price

Offers around £210,000 freehold with vacant possession.

### EPC



### Legal Costs

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

### VAT

The property has not been registered for VAT at the present time.

### Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)

