

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)

