

Two Storey Workshop/Office Building**To Let**

**Former Garage
Stockbeck Mill
Longpool
Kendal
LA9 6HP**

**Newly Refurbished Building – Good Car Parking Area****Location**

The premises occupy an extremely convenient location just off Longpool in the Stockbeck Mill area. Adjacent occupiers include 1st Frame double glazed windows and Sharps Bedrooms/Bensons Beds. The property is ideal for a business which deals mainly with Kendal and the immediate surrounding area although as the property is within 100 yards of the main A6, access to motorway junctions is readily available.

Description

The premises comprise a recently converted two storey building which has extensive ground floor workshop/storage space together with a first floor office/showroom facility. There is a separate access to the first floor which means it could be let

separately or as part of the whole building. There is a large parking area immediately in front of the property.

Accommodation**Ground Floor**

Total Workshop/Storage 1,160 sq.ft.

First Floor

Total Office/Storeroom 1,148 sq.ft.

Outside

Extensive car parking

Terms

Rental: Offers in region of £12,000 p.a.x.

Lease

The property is available by way of a 3 year lease. A longer lease is available by separate negotiation.

Services

The premises are connected to mains electricity with 3 phase being laid onto the property.

There are 2 No. roller shutter doors to the property each having a width of 9'9". There is also a substantial inspection pit in the building.

Rating

Ground Floor: Rateable Value - £9,100

First Floor: Rateable Value - £1,300

UBR – 41.4p

EPC

An energy performance certificate is not required for this property.

Legal Costs

Incoming tenant to be responsible for the landlord's reasonable legal fees incurred in the preparation of the lease up to the maximum of £350 plus VAT.

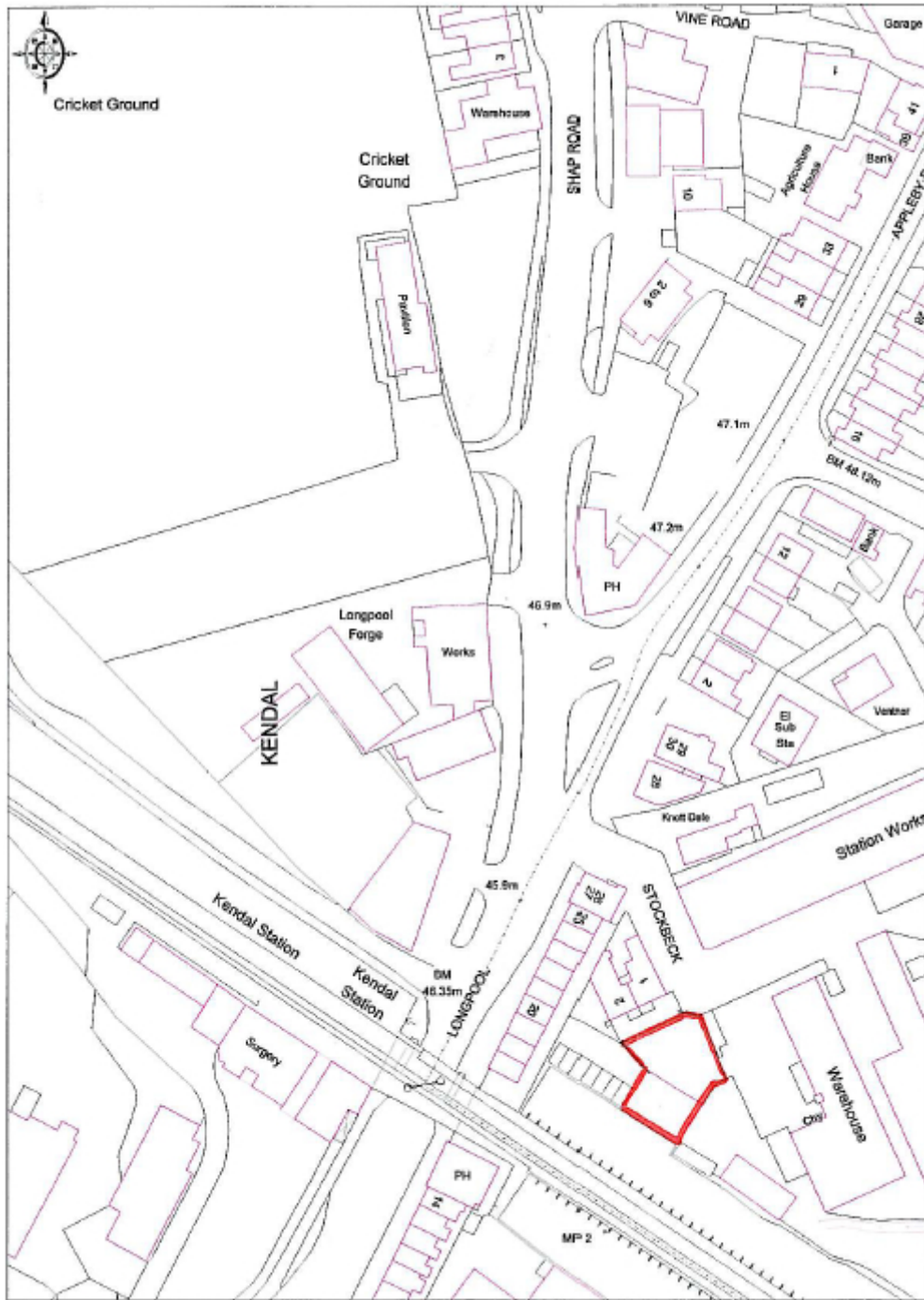
VAT

The property has not been registered for VAT and VAT is therefore not chargeable on the rental.

Viewing

Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) andrew@peill.com.

Subject To Contract



Ordnance Survey

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