

Detached Body Shop/Workshop with Large External Areas

To Let

The Body Shop
Urchin Rigg Lane End
Gatebeck Lane
Endmoor
Nr Kendal
LA8 0HN



**Convenient location. Adjacent Nissan
Hut included.**

Location

The property occupies an extremely convenient location approximately 1 mile north of Endmoor which is set in a rural location just past the property known as "The Kennels".

Description

The property comprises a relatively large rectangular site on which are located two detached buildings. The main building is a former body shop which is of single storey block work construction in the main having a double pitched roof of light steel frame construction clad with corrugated asbestos sheeting. The adjacent Nissan Hut is of a more

temporary basis but is ideal for general storage purposes. Outside there is a large area of ground included with the property which can be used for outside parking or general storage.

Accommodation

Main Building	2,023 sq ft
Nissan Hut approx..	400 sq ft

Total site area approx.	1,500 sq yds
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Services

The premises are connected to mains electricity, 3 Phase being laid on. There is natural gas to the property but there are no toilet facilities nor is there any water to the property.

Terms

Rental: £12,500 p.a. exclusive of rates.

Lease: The property is available by way of a 3 year lease or longer in multiples of 3 years.

Rateable Value

Rateable Value £2,850	UBR 43.3p
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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

Prices where quoted are exclusive of but may be liable to VAT.

Viewing

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

