

## 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

#### 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

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.

