

## To Let on New Lease

### The Store Room Duke Street Askam in Furness Cumbria



#### Location

Askam in Furness has a population of approximately 3,500 and is situated on the Furness Peninsula in the south west of Cumbria on the fringe of the Lake District National Park.

#### Description

The property comprises a brick storage unit under a pitched roof located to the rear of the Co-op Convenience Store in the centre of Askam in Furness. The unit provides excellent storage facilities with the location providing good and easy access to the unit with on street parking also available. The property has pedestrian access on to Lord Street and is close to the train station and bus route. The property would lend itself to other uses subject to planning.

#### Accommodation

The property comprises the following approximate areas:-

Main storage area	474 sq ft	44 sq m
Store room N <sup>o</sup> 1	79 sq ft	7.33 sq m
Store room N <sup>o</sup> 2	42 sq ft	3.9 sq m

**Total accommodation**    595 sq ft    55.23 sq m

#### Terms

The property is to let on a new flexible lease at £2,000 p.a.

#### EPC

This has been commissioned and will be made available to potential tenants.

#### Services

Mains electricity and drainage.

#### Legal Costs

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

#### VAT

The property has been registered for VAT and therefore VAT will be chargeable on all outgoings.

#### Viewing

Peill & Company, Tel 0845 450 4444 – Luke Nicholson dealing ([luke@peill.com](mailto:luke@peill.com)) and Carter Towler, Tel 0113 245 144 – Anthony Jackson dealing ([anthonyjackson@cartertowler.co.uk](mailto:anthonyjackson@cartertowler.co.uk)).



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