

Workshop Unit - To Let

The Workshop
High Birkrigg Park
Halfpenny
Stainton
Kendal
LA8 0DY



Convenient Workshop Unit

Location

The property is situated in the hamlet of Halfpenny, being approximately 8/10ths of a mile along halfpenny Lane in an easterly direction. Halfpenny is close to the village of Stainton, which is approximately 4 miles south of Kendal on the main A65 Yorkshire road.

Description

The property comprises a single storey stone built workshop having a pitched slate covered roof and

provides good clear open space. It is currently used as a joiners' workshop but is suitable for a number of other uses.

Accommodation

Total Workshop Area - 1,290 sq.ft.

Outside: Area of land for open storage - 140 sq.yds.

Rateable Value

Rateable Value £3,950
UBR 46.2p

Restrictions

The property may only be used for workshop purposes between 9.00 a.m. and 5.00 p.m. on normal week days with a prohibition against working at week ends and bank holidays.

Terms

Rent - £8,000 p.a.x.
Lease - Multiples of 3 years

Services

The premises benefit from mains water and are supplied with mains electricity.

Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal fees incurred in the preparation of the lease up to a maximum of £400 plus VAT.

VAT

The property has not been registered for VAT and VAT will not, therefore, be charged on the rent.

Viewing

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

