

Secure Industrial Unit

For Sale/To Let

**Unit 1B
Station Approach
Cark in Cartmel
LA11 7PT**



Convenient industrial unit.

Location

The property occupies a convenient position along Station Approach close to the centre of Cark adjacent to the former engineering premises of W R Anderton. Cark is a well known south lakes town which is approximately 4 miles from Grange over Sands and approximately 5 miles from access to the A590 Barrow road.

Description

The premises comprise a modern semi detached industrial unit which is currently vacant and would be ideal for a number of different businesses. There is ample car parking in the vicinity and access to the main road from Station Approach is straight forward.

Accommodation

Main Factory Premises

Ground Floor	1,733 sq ft
Office	166 sq ft
2 No. toilets	
Mezzanine	570 sq ft

Terms

Rent: Offers in the region of £10,000 p.a. exclusive of rates.

Lease: The property is available in multiples of 3 years.

Sale Price – offers in the region of £120,000.

Rateable Value

Applicants are advised to make their own enquiries of the Local Rating Authority, South Lakeland District Council.

EPC

To be provided.

Legal Costs

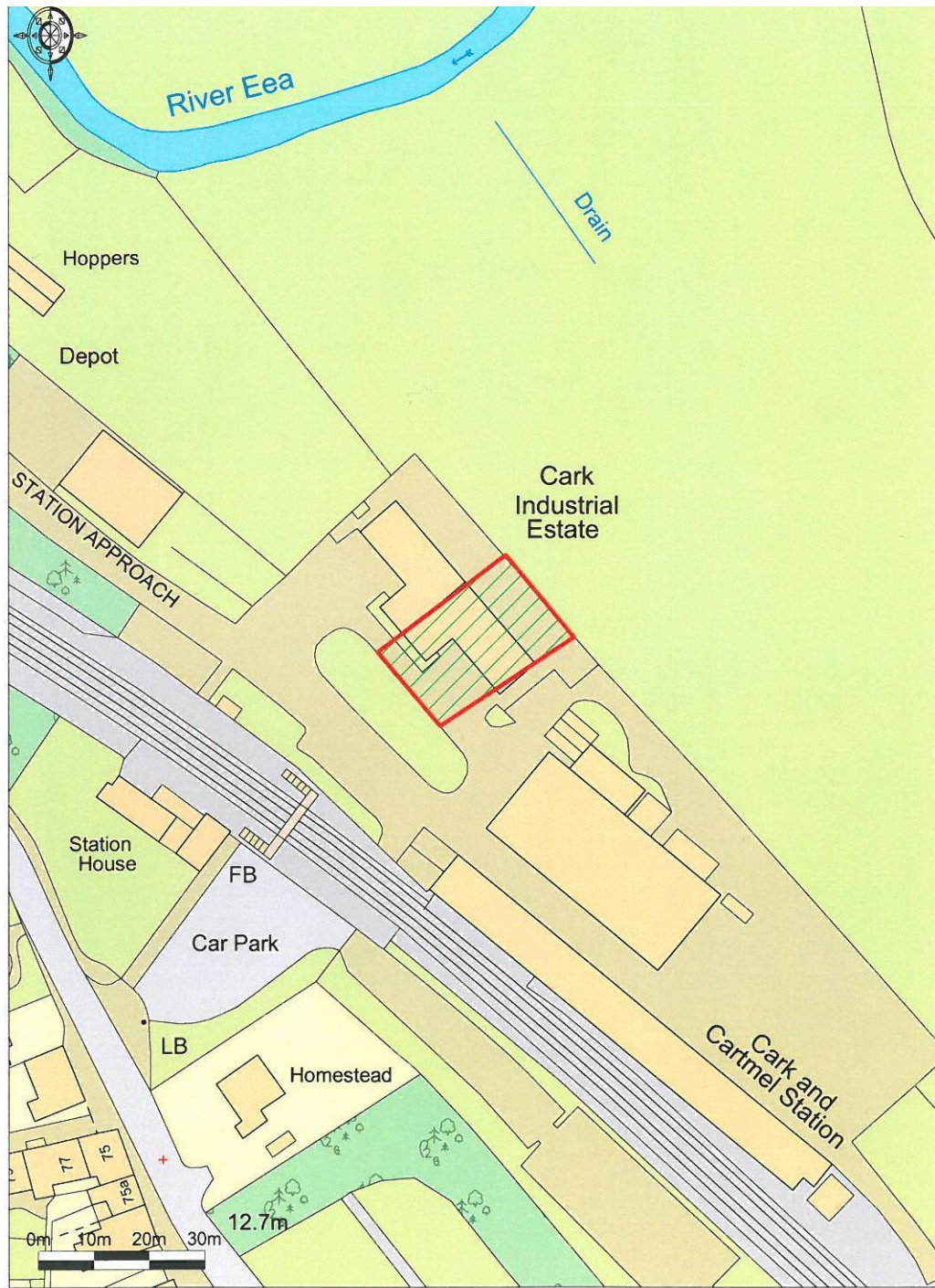
Each party to be responsible for the payment of their own legal fees.

VAT

All prices quoted are exclusive of but may be liable to VAT if applicable.

Viewing

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



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