

EXCELLENT CLASS E/TRADE COUNTER/WAREHOUSE TO LET ON A NEW LEASE

Unit 3A
Lake Rd Industrial Estate
Coniston
Cumbria
LA21 8EW



Excellent location on shores of Coniston Water – suitable for showroom, retail or warehouse use

Coniston is a village situated within the Lake District National Park and is a very popular location for visitors throughout the year. The village famous for its connections with Ruskin, Donald Campbell and Bluebird, and the surrounding mountains and lake. The village is approximately 7 miles from Ambleside, 3 miles from Hawkshead, 10 miles from Greenodd and access to the A590 trunk road.



Location

The property is situated on Lake Road Industrial Estate, a short distance from the village centre, and close to the shores of Coniston Water, the Coniston Boating Centre, the Bluebird Café and the pier for the National Trust's steamboat "Gondola". There is a public footpath running through the estate and over the adjacent beck running down to the lake, which is popular with walkers and day-trippers. Other occupiers on the estate include the Coniston Fudge Company, Coniston Gifts, and warehouse/trade counter units.

Description

The property comprises a single storey modern unit of blockwork construction beneath a pitched roof with solid concrete floor. Access is by way of an industrial garage door and the unit has previously been used as warehouse, showroom and mixed use. The property benefits from Class E planning use, meaning it can be used for various uses without the need for a planning change of use and is suitable for warehouse, retail, showroom, trade counter or café use (subject to landlord's consent).

Accommodation

The property offers the following accommodation:-

Gross Internal Area	104.00 sq m	(1,120 sq ft)
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WC facilities are located within the unit.

Shared estate car parking is available immediately outside the unit.

Terms

The property is available on the basis of a new 3-year standard tenancy agreement on an internal repairing basis – further details on request.

Rent

A commencing rental of £7,850 pa exclusive of rates, VAT & service charge. There are annual RPI increases (subject to a maximum of 5% pa) of the rent and service charge. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act. A 3 month returnable rent deposit will be required

Service Charge

There is an estate service charge in respect of the unit, and the estimate for 2024 is £2,600 pa, and includes external maintenance, landscaping, insurance and maintenance of the common parts. Tenants are responsible for their own utility bills.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £5,700
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council, but under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of D-90

Services

Mains electricity, mains drainage and mains water are connected to the premises.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



VAT

The property is registered for VAT and VAT is payable at the prevailing rate on rent, service charge, and other payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

