

Rare Freehold business/office/warehouse unit For Sale

**Former Riverview Day Centre
Beezon Fields
Kendal
Cumbria
LA9 6BL**

**Good riverside location close to town centre**

Kendal is a strong market town situated on the edge of the Lake District and Yorkshire Dales National Parks and is often referred to as the 'gateway to the Lakes'. The town has a resident population of approximately 30,000 but draws on a much wider catchment incorporating surrounding towns and villages and is the administrative centre and a dominant retail centre for the south Lakeland area. Kendal is approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 22 miles north of Lancaster, 34 miles from Barrow-in-Furness and 52 miles south of Carlisle. Significant local employers include Anord



Mardix, Furmanite, South Lakeland District Council, Lakeland Limited and the agricultural, tourism and distribution centres.

Location

The property is situated on Beezon Fields immediately adjacent to Beezon Road Trading Estate and with other occupiers in the immediate vicinity including MTP Media, Homebase, Westmorland Packaging and Bluestone. A South Lakeland District Council car park is close to the junction of Beezon Fields with Sandes Avenue. The subject property is situated in an elevated riverside location and according to the environment agency flood map is outside any significant flood risk area. The road immediately outside the property is a private road.

Description

The property comprises a single storey steel portal frame building with pitched roof and profile steel sheet cladding most recently in occupation as a Day Care Centre for Leonard Cheshire Disability, but previously utilised as a warehouse with ancillary accommodation. The property would therefore be suitable (subject to any consents) for office, business, warehouse, workshop or showroom uses. Internally, the property has been fitted out to a good standard as office accommodation and benefits from onsite car parking immediately to the front, together with a small rear area currently utilised as a sitting area overlooking the river but with potential for extension of the property or external storage. Internally, the property comprises a reception area, range of offices and ancillary staff welfare accommodation together with 2 kitchen areas. The property offers the following accommodation:-

Accommodation

Gross Internal area	Approx. 260.48 sq m	(2804 sq ft)
Comprising offices and ancillary	108.32 sq m	(1166 sq ft)
Studio/workspace	91.68 sq m	(987 sq ft)

Terms

The property is for sale freehold with vacant possession on completion.

Price

Offers in the region of £225,000 for the freehold interest with vacant possession.

Services

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

Rating Assessment

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

Riverview Day Care Centre

Rateable value £4,850
UBR – 49.9p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority, since part of the property is stated as being exempt for the current charity occupier.

NB. 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.

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Energy Performance Certificate

The property has an energy performance asset rating of 'C'

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

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

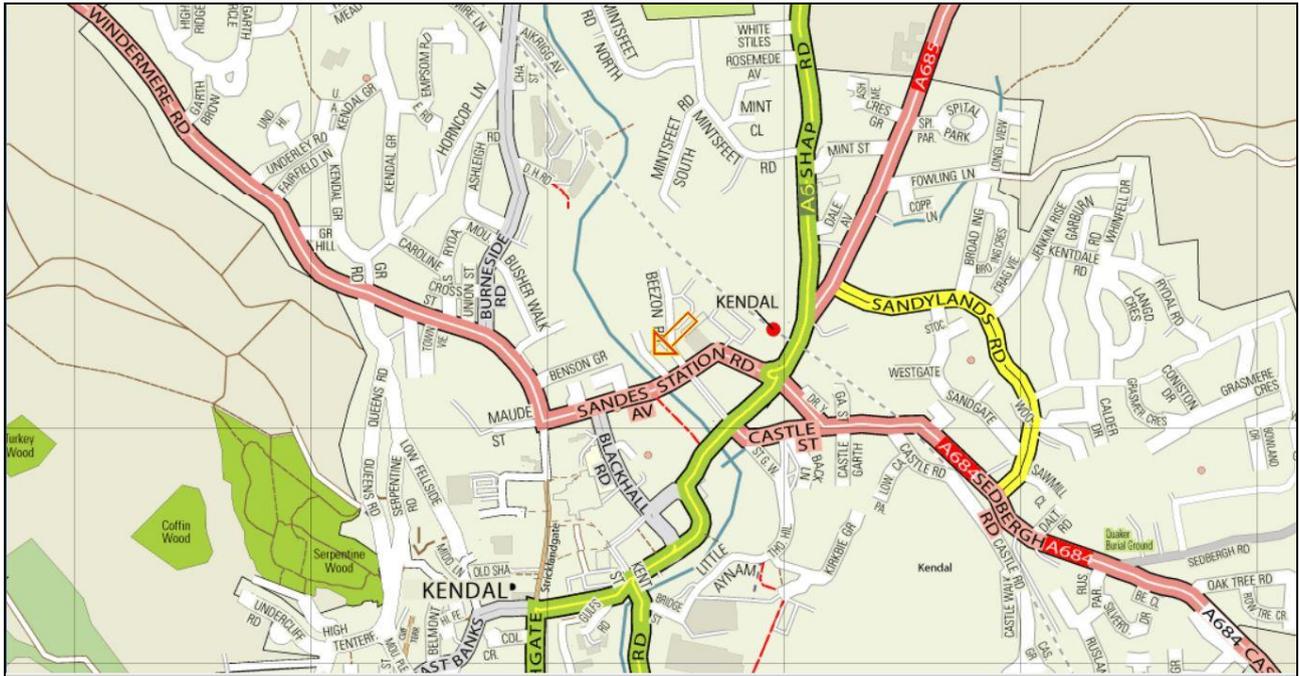
Anti-money laundering

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.



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Plan for identification purposes only

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