

**Close to Lancaster, Kendal, Skipton
Substantial commercial premises – excellent
access to J36 M6 motorway**

**Unit 3 Bridge Mill
Cowan Bridge
Near Kirkby Lonsdale
Cumbria
LA6 2HS**

Substantial refurbishment works completed October 2018



**On the borders of South Lakes/North Lancs/North Yorkshire
within approx. 10 minutes of the M6 motorway**

The subject property is situated immediately adjacent to the A65 trunk road in a prominent roadside position just outside Kirkby Lonsdale, and within 8 miles of Junction 36 of the M6 motorway, and under 2 miles from Kirkby Lonsdale. The unit offers excellent access to Kendal, Lancaster, Carnforth, the motorway network and surrounding areas of South Lakes, north Lancashire and the western part of the Yorkshire Dales. The A65 links Junction 36 of the M6 motorway with Kendal to the west and Settle/Skipton and the towns of West Yorkshire to the east. Lancaster is approximately 17 miles to the south west.



Description

The property comprises a substantial warehouse/office building which has most recently been occupied as a national headquarters for a retail company comprising offices, warehousing (including mezzanine), together with a factory shop with prominent frontage to the A65. The property sits on an extremely generous site with in excess of 100 car parking spaces, and therefore offers potential for further expansion and development if required (subject to any consents being received). The warehouse section of the property benefits from access by way of 2 n^o roller shutter doors, and internally has a substantial mezzanine, almost doubling the amount of warehousing space available. The roller shutter doors are to a height of 4 meters and width of 3.6 meters and the property has a maximum ridge height of approximately 6.0 meters. The building could potentially be reconfigured by an occupier to alter some of the office/showroom accommodation into additional warehouse space.

Substantial refurbishment works to the roof and cladding of the property were completed in October 2018 and the roof covering benefits from a 10-year manufacturer backed guarantee. Further details are available on request.

The property offers the following accommodation:

Accommodation

Ground floor – warehousing	1,070.6 sq m	(11,523 sq ft)
Ground floor – offices	534.9 sq m	(5,758 sq ft)
Ground floor – shop	104.0 sq m	(1,120 sq ft)
Mezzanine warehouse	822.9 sq m	(8,858 sq ft)
Total internal area	2,532.4 sq m	(27,259 sq ft)

Outside – substantial car park laid to tarmac with potential for future expansion space.

Approximate overall plot size – 2.84 acres, offering considerable expansion/development potential – subject to planning.

Terms

The property is available to let by way of a new 10-year lease on a full repairing and insuring basis, subject to rent review at 5 years. Freehold sale considered.

Rent

A commencing rental of £130,000 per annum exclusive of rates, VAT and service charge.

Service Charge

There is a service charge administered in respect of the estate relating to shared use of common estate roads. Further details are available on request.

Rating Assessment

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

Warehouse and premises £38,750
UBR – 49.9p (2022/2023)

We have been advised that from 1 April 2023, the property will be assessed as follows:-

Warehouse and premises £42,250
UBR – 49.9p (2022/2023)

As such, the property benefits from the distinct advantage of having a significantly lower rateable value than similar properties in surrounding areas such as Kendal, Lancaster and Carnforth.

Energy Performance Certificate

The property has an energy performance asset rating of 'D'.

Legal Costs

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

VAT

The property is registered for VAT and any rents or prices will be subject to VAT at the prevailing rate.

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Viewing

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



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* excludes area marked blue



Plan for identification purposes only

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