

**Centrally located office/studio premises
to let on new lease**

**7a Main Street
Milnthorpe
Cumbria
LA7 7PN**



Suitable for alternative uses subject to any consents being obtained

Milnthorpe is a well-located village in south Cumbria, close to the north Lancashire border, and occupying a strategic location being approximately, 5 miles south west of Kendal, 4 miles from access to the M6 motorway at Junction 36, and 11 miles north of Carnforth and access to the M6 at junction 35. Milnthorpe lies on the A6 road and therefore offers good access to the surrounding area.

Location

The subject property is located close to the junction of Main Street with the A6 crossroads, close to the Cross Keys Hotel, Smiths Butchers, the Market Square, and a range of local traders.

Description

The property comprises a ground floor entrance area with stairs leading to split level first/second floor accommodation most recently in use as offices but suitable as studio, beauty salon or alternative uses (subject to any consents being received). There is the opportunity to lease part of the property should this be preferable. The property offers the following accommodation:-

Accommodation

Net internal area 71.4 sq m (769 sq ft)

Terms

The property is available to let on the basis of a new 3-year lease, or longer subject to 3-yearly rent reviews. In-going incentives are being offered.

Rent

A commencing rental of £5,000 per annum exclusive.

Rating Assessment

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

Rateable value £5,200
UBR – 49.1p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying tenant of the subject property would benefit from small business rate relief, meaning that zero rates would be payable.

Energy Performance Certificate

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

Legal Costs

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

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 or Claire Bailey dealing), kendal@peill.com for viewings.



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