

**FULLY REFURBISHED WAREHOUSE/ TRADE COUNTER UNIT
TO LET ON A NEW LEASE**

**Unit 4A
Crakeside Business Park
Greenodd
Ulverston
Cumbria
LA12 7RT**



Very accessible location just off A590 - 5 minutes from Ulverston, 15 mins from Barrow-in-Furness, 25 mins from Kendal

Greenodd is situated on the fringe of the Lake District National Park (the boundary to the national park being the opposite to the road to Crakeside Business Park) and occupies a strategic location approximately mid-way between Ulverston and Newby Bridge on the A590 trunk road, the main peripheral route from the M6

motorway at Junction 36 to Barrow-in-Furness and the main route for visitors to south lakes. The village is approximately 4 miles from Ulverston which comprises a good quality market town with a resident population of approximately 15,000 and serving as the service centre for the immediately surrounding towns and villages. Greenodd has the benefit of local services including post office, bakery, butcher and, situated on the Crakeside Business Park, The Bakehouse Born and Bread, The Handmade Ice Cream Company, The Sipping Fox and Tynedales.

Description

The subject property comprises a detached warehouse/workshop property with the benefit of electric roller shutter security doors to the warehouse and the personnel door. The property has most recently been used as a tool hire shop and is ready for immediate occupation. This property includes the use of 6 private car parking spaces. The property offers the following accommodation: -

Accommodation

Warehouse unit	233.8 sq. m	2516 sq. ft
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Terms

The property is available on the basis of a new minimum 6-year lease on a full repairing and insuring basis, granted subject to 3 yearly rent reviews.

Rent

A commencing rental of £20,500 per annum exclusive.

Service Charge

The service charge covers costs including external maintenance and landscaping, including maintenance of the shared access roads.

Rating Assessment

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

Rateable value £10,750

UBR – 49.9p (2024/2025)

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

NB. Under the current business rate regime, it is likely that an 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 'C-65'.

Legal Costs

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

VAT

The estate is registered for VAT and VAT will therefore be payable on rent and other payments under the terms of the lease.

Viewing

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

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