

## Offices To Let

### Suite 4 and 6b Wenning House Forge Lane Halton LA2 6RH



#### Location

Halton is a popular village lying adjacent to the River Lune being positioned adjacent to the low road to the south and the high road/Kirkby Lonsdale road to the north and being north of the River Lune.

Halton benefits from a primary school, post office and amenity shopping including a fish and chip shop, general store and newsagents.

The premises are located on Forge Lane being a predominantly residential area excepting the subject premises and the adjoining industrial/warehouse unit. In close proximity is an ecologically sympathetic residential development.

Lancaster is some three miles to the west. Access to junction 34 of the M6 motorway is within a mile distance as is access to the new bypass running through to Heysham from the motorway junction.

#### Description

The building is of three storeys, the lower ground floor being undercroft car parking, with offices arranged at first and second floors. The building is detached.

12 Sun Street  
Lancaster LA1 1EW  
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The two suites in question are on the first floor.

#### Accommodation

The accommodation comprises briefly as follows:-

*Ground Floor*  
Entrance lobby

*First Floor*  
Suite 4                    127 sq.m. / 1,367 sq.ft.  
Suite 6b                 133 sq.m. / 1,433 sq.ft.

Our clients will consider splitting both suites.

#### Services

Mains water, electricity and drainage are all connected to the property.

#### Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates as follows:-

Suite 4 – We have been unable to ascertain the Rateable Value from the Valuation Office Agency website but believe that the rating assessment will be circa £110/sq.m., i.e. £11,550 Rateable Value.

Suite 6b - £15,000

#### Lease

The premises are available on a new lease for a term to be negotiated, subject to three-yearly upward only rent reviews, on effectively an internal repairing and insuring basis.

#### Rent

Suite 4 - **£14,830 per annum**  
Suite 6b - **£15,550 per annum**

The rents include the cost of maintaining, heating and lighting of communal areas. They are exclusive of electricity usage, heating and lighting and repairs required within the suite.

#### Deposit

A deposit will be required to be paid by the ingoing Tenant on completion of the lease, said deposit to be retained by the Landlord's Agent for the duration of the term. The deposit will be in the sum of £1,500.

### **Energy Performance Certificate**

The EPC Asset Rating is set out below. A full copy of the Energy Performance Certificate is available on request.

### **Parking**

Parking is available on site.

### **Costs**

Each party will be responsible for their own legal costs incurred in the preparation of the lease.

### **VAT**

All rents quoted above are exclusive of but are liable to VAT.

### **Viewing**

Strictly by appointment with the Agents:

Richard P. Taylor  
12 Sun Street  
Lancaster  
LA1 1EW

Telephone: 01524-542717  
Website: [www.rptaylor.co.uk](http://www.rptaylor.co.uk)

### **Subject to Contract**

The property is offered subject to contract, prior sale/letting or withdrawal.

#### **Misrepresentation Act 1967**

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Chartered Surveyor nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### **Finance Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

#### **Property Misdescriptions Act 1991**

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

