

Workshop Premises To Let

**Unit 1
Northgate
White Lund
Morecambe
LA3 3AY**



Location

The premises front onto Northgate, the main thoroughfare through White Lund Industrial Estate between Ovangle Road and Westgate. White Lund is the premier industrial estate within the Lancaster and Morecambe district and the subject premises do benefit from prominent road frontage.

Other users in close proximity include Elite Windows, Pitt Stop café, Lancaster Motorcycles, Castle Windows, David Dale Accident and Repair, Ken Allen's, Hartley Hire, etc.

Description

The premises comprise a single storey semi detached workshop being of brick and block construction beneath a single pitched profiled insulated metal clad roof supported on steel beams. The premises have the benefit of a roller shutter door being 3.09m / 10'2" wide and 3.19m / 10'5" high.

12 Sun Street
Lancaster LA1 1EW
Tel: 01524 542717
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There is a sizeable forecourt providing off street parking for approximately four vehicles if double parked.

Accommodation

The accommodation comprises briefly as follows:-

Workshop 8.64m x 17.31m
 149.56 sq.m. / 1,610 sq.ft.
 Roller shutter door.
 uPVC double glazed
 personnel door.

Office uPVC double glazed
 window.

WC Compartment WC. Wash hand basin.

Externally Forecourt parking.

Services

Mains water, electricity and drainage are all connected to the property. The electricity supply is we believe single phase.

Rent

£9,000 per annum exclusive payable monthly in advance in the sum of £750 per calendar month on the 1st day of each month by Standing Order.

Rates

The property needs to be reassessed for rates as it is currently combined with unit 2.

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 a full repairing and insuring basis.

Deposit

The tenant will pay a deposit on the signing of the lease, said deposit being equivalent to one quarter's rent in the sum of £2,250. The deposit will be retained by the landlord's agent for the duration of the term.

Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease in the sum of £400 plus VAT.

VAT

All rents quoted above are exclusive of and are not liable to VAT.

Viewing

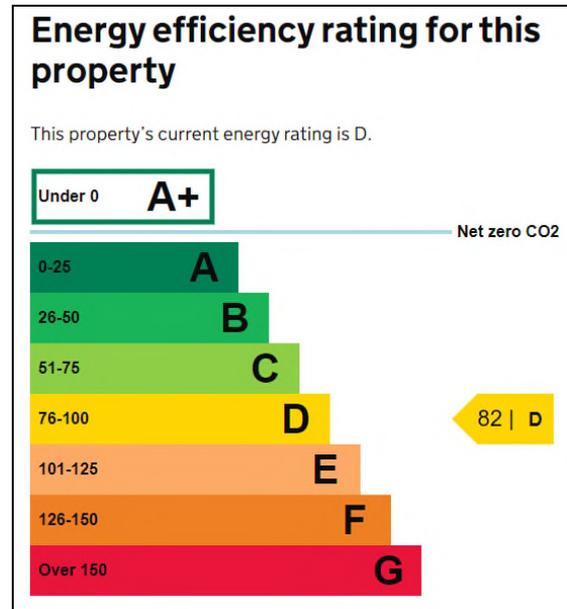
Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Energy Performance Certificate

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

**Subject to Contract**

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

Misrepresentation Act 1967

Richard P. Taylor Limited 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 Ltd. 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.