

Showroom Premises To Let

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Bridge End House Park Road Milnthorpe LA7 7AN



Introduction

Milnthorpe is a small market town in the South Lakeland district of Cumbria and is arranged either side of the A6, being within seven miles to the south of Kendal. Junction 35 of the M6 motorway is within five miles distance to the south.

Levens Hall, famed for its topiary, is within a short distance. Similarly, the Dallam deer park, being part of the Dallam Tower Estate, is a popular spot for walkers.

Location

The premises front onto Park Road, part of the main route from Milnthorpe through to Arnside and Silverdale, both Areas of Outstanding Natural Beauty.

The area is of mixed residential and commercial development. There are a small number of modern workshop units to the rear. Booths Supermarket is in close proximity off Park Road. The Square, a short distance away, is on the other side of the A6.

Description

The property comprises a large ground floor retail space with first floor offices above, formed within the roof area. Roof lights were introduced when the mezzanine was created back in 2005.

The building is of steel portal frame beneath profile sheet clad roofing set on metal roof trusses and being pitched. Walls are either glazed or of brick/block being cement rendered. The ground floor showroom extends to 1,812 sq.ft. / 168.31 sq.m. with ancillary storage to the rear. The offices above, whilst divided by the roof truss construction, extend to 1,290 sq.ft. / 119.81 sq.m.

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Showroom 168.31 sq.m. / 1,812 sq.ft.
Suspended ceiling. Front stairs to first floor. Rear staircase to first floor. uPVC double glazed frontage. Single glazed timber casement window and metal frame windows to gables.

Store Room 17.15 sq.m. / 185 sq.ft.
Ladies Toilet WC. Wash hand basin.
Accommodation Electric water heater.
Gents Toilet WC. Wash hand basin.
Accommodation Electric water heater.

First Floor

Offices 119.81 sq.m. / 1,290 sq.ft.
Suspended ceiling. Spot lights. Floor space divided up due to roof trusses. uPVC double glazed roof lights.

Externally

There is a tarmac forecourt and side area providing parking for approximately twelve cars.

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 at £12,500 Rateable Value. We believe that, whilst full business rate relief is not available, there will be a considerable reduction in the rates payable. Any interested parties should make their own enquiries of the local Rates Department.

Lease

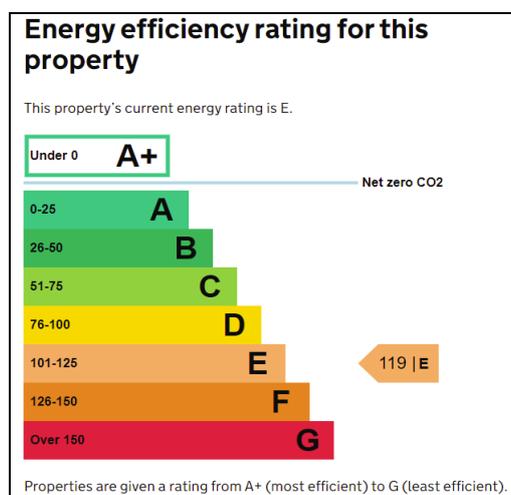
The premises are available on a new lease for a term to be negotiated, subject to three-yearly upward only rent reviews, on effectively a full repairing and insuring basis.

Rent

£19,700 per annum exclusive payable monthly in advance by Standing Order on the 1st day of each month.

Energy Performance Certificate

The Energy Performance Asset Rating for the premises is set out below. A copy of the full certificate is available on request.



Deposit

A deposit equivalent to a quarter's rent will be required to be paid by the Tenant on the signing of the lease.

Costs

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

VAT

All rents quoted above are exclusive of but will be 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

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 Limited 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.