



**Unit 1, The Tractor Yard
Capernwray Lane
CARNFORTH
LA6 1AD**

TO LET

**Yard space & parking -
Secure gated access -
Clean modern form unit -
B4RN superfast broadband -
Business Rates Free² -**

www.rptaylor.co.uk

Tel: 01524 542717

Unit 1, The Tractor Yard Capernwray Lane CARNFORTH LA6 1AD

Location & Description:

The unit is located to a well-established modern build industrial estate within close proximity of Carnforth.

The premises comprise a portal frame building with solid concrete floor, single-phase power and LED lighting. The unit is insulated clad and has an up and over insulated sectional roller shutter door.

To the front the unit has hard standing for vehicle parking and deliveries, use of the shared yard for circulating and loading and unloading.

The development is protected by automated secure gated access. Junction 35, M6 is a 5mins drive time. The access to and from the M6 is suitable for HGV fixed and articulated vehicles.

Trains are available from Carnforth, which has several supermarkets, sandwich bars and other amenity of doctors surgery, pharmacy and mobile banking. The Eagles Head and Longlands in Over Kellet and Tewitfield offer the closest pub dining.

Surrounding occupiers to the scheme comprise Capernwray Dive Centre, Ele Low Energy, Old England Caravan & Lodge Park, Porsche South Lakes, Havwoods, Extreme Valeting, Strongdor and Bravo Power.



Offer:

The unit is advertised To-let.

Leases will be for 5yrs with a 3yrs rent review.

Lettings will be subject to a deposit sum.

Availability:

The premises are available for occupation within 1month of the lease being signed and sums due are paid on account.

Price & Costs:

Advertised rent is OIRO **£12,000** excluding VAT.

Insurance is approximately **£400** per annum (but is subject to the factor of occupier use).

The common estate charge for repairs and maintenance and serving is currently **£147** per quarter.

Tenant applications may be subject to a credit reference check at the applicant's cost.

Each party shall bear their own leasehold costs.

Size & Specification:

The internal accommodation extends to:

Unit 1 - 109 m² / 1,180 ft²

The unit has a restricted eaves of 3.5m and a working height of 5.5m.

The property has a WC and has an initial fitment of perimeter electrics.

Business Rates:

The property has an RV of £5,300. For the majority of occupiers this property occupation would be free of business rates.

²Small Business Rates Relief would apply to an occupier who has the subject property as their sole trading premises.

EPC:

Certificate No. 0950-0131-3679-6009-4092
Band C-75



Viewings:

Strictly via Agents

www.rptaylor.co.uk

Tel: 01524 542717



www.grisedales.co.uk

Tel: 01900 829977

The property is offered **subject to contract**, prior to 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:

Ref: jal / 444cli / 12.2024

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.