



**Unit C2, Murley Moss
Oxenholme Road
Kendal
LA9 7RL**

FOR SALE

**MHA as tenant -
10 car parking spaces -
Well fitted ground & first floor -
Fibre fitted -
No VAT -**

www.rptaylor.co.uk

Tel: 01524 542717

Unit C2, Murley Moss Oxenholme Road Kendal LA9 7RL

Location & Description:

The unit is located to a well-established modern build office park close to Kendal town centre within the south lakes.

The unit has prominent frontage to Oxenholme Road at the entrance of Murley Moss Business Park.

The unit is easy to find, being on a main bus route (A65) approximately 1 mile south of Kendal town centre and a ¼ mile northwest Oxenholme the Lake District railway station (the gateway to the Lake District).

The premises comprise a modern corner plot office which is set within a terrace of three units. The office is arranged over ground and first floor having both open plan and cellular meeting room spaces and 1-2-1 interview accommodation. There is a well fitted kitchenette and male & female WC's.

To the front the unit has 10 allocated car park spaces.

Surrounding occupiers to the scheme comprise Asda supermarket & petrol filling station, B&Q, Westmorland General Hospital, Helm Chase Doctors Surgery, Friends of the Lake District, SPA Medica.



Offer:

The unit is advertised FOR SALE¹.

Availability:

The premises are available subject to an occupational tenancy. **MHA Accountants** hold a lease dated 11th April 2024 for 8 years, expiring 30th March 2032. The lease is FRI at an initial rent of £22,224. There is a tenant only break.

MHA comprise a firm of Chartered Accountants who form part of Baker Tilly International. They advertise themselves as follows:



1916 Staff



136 Partners



23 Offices



205 Million
Turnover

Price & Costs:

£275,000 - A purchase at this level equates to an 8.08% yield. VAT will not apply to the sale of this investment. Each party shall bear their own costs.

Size & Specification:

The internal accommodation extends to:

Grnd - 92.76 m² / 998 ft²

FF - 98.09 m² / 1,056 ft²

Total - 190.85 m² / 2,054 ft²

Business Rates:

The property has a 2023 List entry noted as:

- Office & Premises - RV £20,250.

Tenure:

The office is held freehold, the car parking is held by way of a long lease. An estate charge applies and is recoverable from occupier. The occupier lease comprises a protected tenancy. Details on application.

¹ Subject to Contract

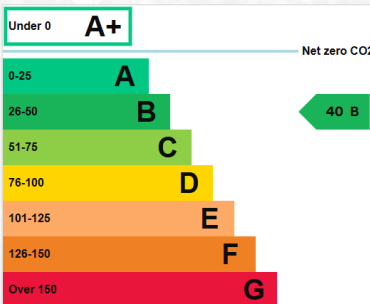
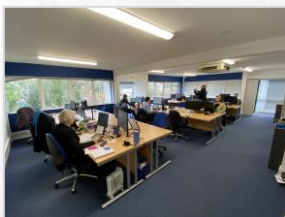
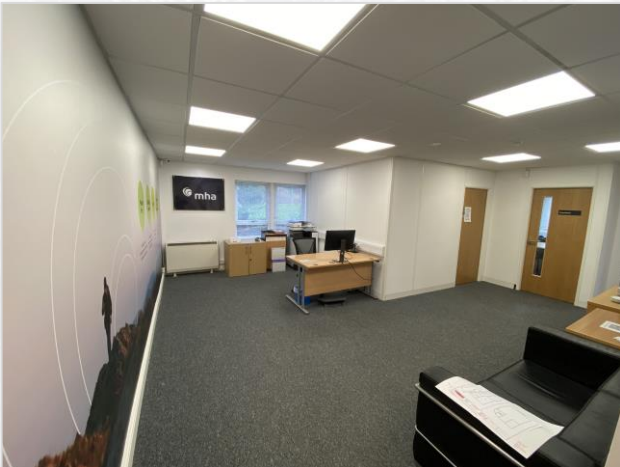
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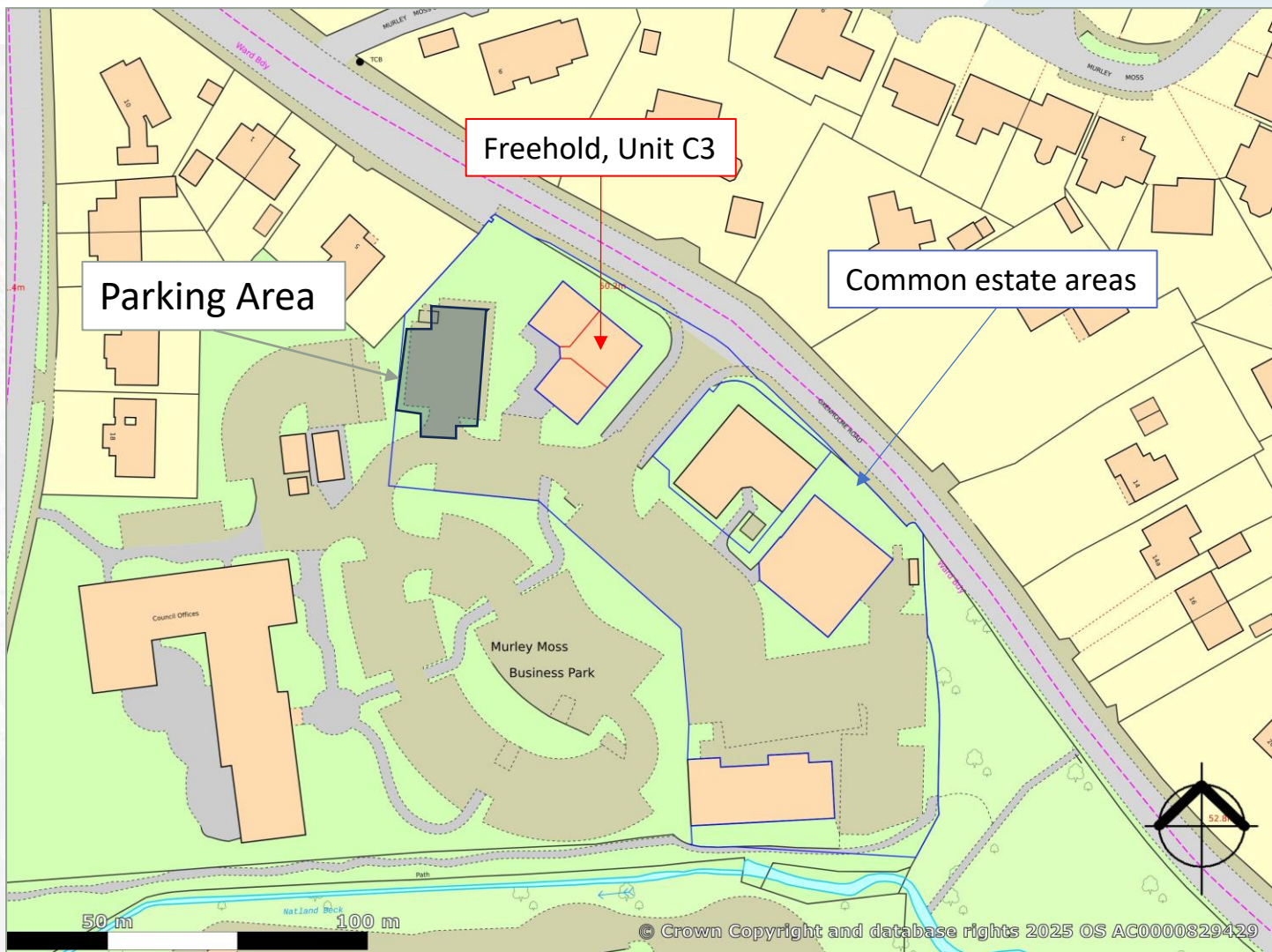


ZOOPLA

PrimeLocation.com



Ref: 2668-5647-1807-9319-9009



Viewings:

Strictly via Agents

www.rptaylor.co.uk

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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:

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.