

LOCK-UP/SELF STORE UNIT TO LET ON A NEW LEASE

**Unit 4
Mealbank Enterprise Park
Mintsfeet Road North
Kendal
Cumbria
LA9 6LZ**



Lock-up store/self-storage unit with good accessibility available on a new lease

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.



Location

The available unit is on Mealbank Enterprise Park, immediately adjacent to YESS Electrical, and close to Lakeland Supplies, Cumbria Suzuki, Generator Power, JT Atkinson and Howdens Joinery.

Description

The unit comprises a lock-up unit with access by way of a metal roller shutter door to a height of approximately 3.0m; the ridge height of the unit means that internal racking could provide additional storage space. There is perimeter trunking around the unit with various electrical points. A unit of 250 sq ft is considered ideal for storage of the contents of a 4 or 5-bedroomed house, garage and shed and this unit offers approximately 50% more space.

Accommodation

The property offers the following accommodation:-

Gross Internal Area	30.34 sq m	(327 sq ft)
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Terms

The property is available to let on the basis of a new 3-year lease at a rental of £165 per week exclusive. Electricity is metered separately.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £2,150
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

To be provided.

Services

Mains electricity is connected to the premises (no separate wc, water or gas)

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

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