

**WAREHOUSE/TRADER COUNTER UNIT
TO LET**

**Unit 10 Lightburn Trading Estate
Ulverston
Cumbria
LA12 7NE**



**Prominent trade counter/warehouse
To let on a new lease
Close to town centre**

Ulverston is a market town situated in south-west Cumbria with a resident population of approximately 15,000, but which draws on a much wider catchment incorporating surrounding towns and villages. The town is approximately 8 miles from Barrow-in-Furness, 26 miles from Kendal and 26 miles for access to the M6 motorway at J36. There is a railway station a short distance from the subject property on the Furness line linking to the west coast mainline at Lancaster, approximately 45 minutes' distant. Significant local employers in the vicinity include Siemens, Oxley Developments, Westmorland and Furness Council and BAE Systems in nearby Barrow-in-Furness, the associated supply chain benefits.



Location

The property which is shown for identification purposes edged red on the enclosed Ordnance Sheet Survey Extract is situated on the Lightburn Trading Estate immediately adjacent to Leisure Lakes Cycle Shop and Repair Centre, a Cross Fit Gym and with other occupiers in the immediately vicinity including Westmorland and Furness Council, Gen 2 Training and South Lakes Mercedes Benz service centre. Ulverston station is a short distance from the property, and Ulverston town centre is within a 10-minute walk of the premises. The Beehive retail park (M&S, Aldi, Greggs, Starbucks) is a short distance from the site.

Description

The property comprises an inline trade counter unit with internal mezzanine and with access by way of a single roller shutter door, together with pedestrian access. Internally, there is a small office/reception area, together with a demountable mezzanine. The building is of steel portal frame construction with a solid concrete floor beneath a pitched, insulated profile steel sheet roof. Access is by way of a roller shutter door to a height of approximately 3.0m and width of 2.98m and the property benefits from 4 car parking spaces immediately to the front of the premises.

Accommodation

The property offers the following accommodation:-

Ground Floor - Gross Internal Area	116.11 sq m	(1250 sq ft)
Mezzanine	27.46 sq m	(296 sq ft)
Mezzanine under eaves	14.55 sq m	(157 sq ft)
Total GIA	158.12 sq m	(1703 sq ft)

The property benefits from WC and WHB to the rear of the warehouse, and a small kitchen/brew point. There is car parking immediately to the front of the premises.

Terms

The property is available either to let on the basis of a new lease, or alternatively our clients would consider selling the long leasehold interest.

Rent

Lettings - £10,500 pa exclusive of VAT, rates & service charge on the basis of a minimum 3 year full repairing and insuring lease.

Rating Assessment

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

Rateable value £7,500
UBR – 49.9p (2024/2025)

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.

Tenure

The property is held on the balance of a 125-year lease from 24 June 1985 (expiry June 2110) at an annual ground rental of £666. There is an estate service charge payable of approx. £2,600 for the 2024 year, relating to common parts of the estate, landscaping etc.

Energy Performance Certificate

An EPC has been commissioned – further details on request

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Services

We understand that all mains services are available to the premises.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is not presently registered for VAT.

Viewing

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

Anti-money laundering

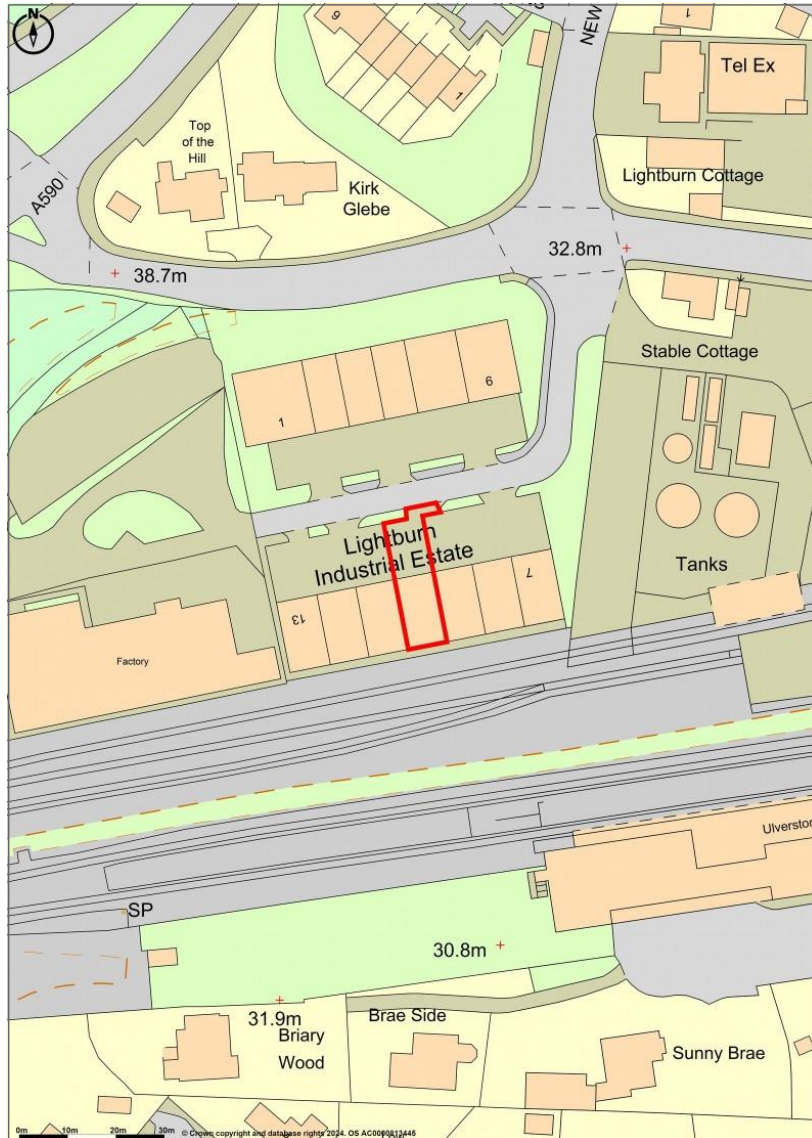
In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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Ulverston - Unit 10, Lightburn Trading Estate, LA12 7NE



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Peill & Company, Chartered Surveyors, Martindale House, Kendal, Cumbria LA9 7RL

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