

**Superb Business Opportunity  
Fully Equipped Joinery Workshop  
to let on a new lease**

**Unit 2, Burrow Rural Workshops  
Woodman Lane  
Burrow  
Via Carnforth  
Lancs LA6 2RL**



Burrow is situated in the Lune Valley close to Tunstall and within a few miles of Kirkby Lonsdale, the A65 trunk road and access to junction 36 of the M6 motorway to the north and junction 35 of the M6 motorway to the south. The property therefore offers good access to the surrounding areas of the Lune Valley, South Lakeland and North Lancashire. The subject property is situated immediately to the rear of the Highwayman pub and restaurant.



### Description

The property comprises a single storey lean-to workshop which has operated as a joinery workshop for a number of years and is now available due to our client pursuing new ventures. The unit is offered to let on the basis that an incoming tenant will purchase the joinery equipment, and take a new lease of the workshop. This offers an excellent opportunity to take on a ready-made business opportunity at the fraction of the cost of purchasing the equipment new. The workshop is accessed by way of a timber folding door, (with a secure metal roller shutter door behind it internally) and benefits from a concrete floor, office section, wc facilities and LED lighting.

### Accommodation

The property offers the following accommodation:-

Ground floor

Gross internal area      109.66 sq m      (1,180 sq ft)

Loft                              14.41 sq m      (155 sq ft)

**Total                              124.07 sq m      (1,335 sq ft)**

### Terms

The subject property is available to let on the basis of a new full repairing and insuring lease for a term of 6 years subject to 3-yearly rent review, and a break clause in favour of the tenant at year 3

### Rent

£9,500 per annum exclusive of rates, and any service charge.

### Price

The joinery equipment (as listed on the attached inventory) is available at £15,000 as a one-off purchase price.

### Rating Assessment

The property is assessed for rate as follows:

Rateable value    £4,650

UBR – 49.9p (2024/2025)

Applicants are advised to make their own enquiries of the local rating authority, Lancaster City Council.

**NB.** The property will qualify for small business rate relief to a qualifying tenant, meaning zero rates are payable.

### Energy Performance Certificate

The property has an energy performance asset rating of '64-C'

### Legal Costs

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

### VAT

The property is not VAT registered and therefore no VAT is chargeable on the rent or any other 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.

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## Inventory

The joinery equipment includes the following:

- Starrite pillar drill, 240V
- Orteguil, manual guillotine
- Clarke 6" Bench grinder, 240V
- 17x sash clamps / 2x Extensions
- Trend dovetail jig
- Trend stair jig
- Viceroy 12" disc sander / finisher, 3 phase
- 3 Bag, 5.5KW extractor unit with all ducting, 3 phase
- Wadkin EQ spindle moulder with Holzer power feed, 3 phase, DC brake
- Extensive spindle moulder tooling
- Record Sabre-450 bandsaw, 3 phase, braked
- Sedgwick 3 head tennonner modern tooling and DC brakes, 3 phase
- Diplomat 600 wide belt sander, braked, 3 phase
- Bobbin sander, 240V
- Sedgwick morticer with chisels, 240V
- Festool CTL26E extractor, 240V
- Wadkin BFT 12" surface planer, DC brake, 3 phase, spare blades
- Sedgwick TA315 saw bench, DC braked, 3 phase
- Wadkin BTS 500 thicknesser, 4 knife block, 3 phase, spare blades
- Wadkin CK crosscut saw, DC braked, 3 phase, spare blades
- Clarke 100L air compressor, 240V
- Steel timber racks
- Sheet material rack
- 2x Work benches
- 4x Record roller stands
- Graco GXFF airless paint sprayer, 240V
- Industrial curtains and LED lighting to create spray booth
- 12" ventilation fan, 240V

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