

Excellent warehouse/workshop to let on a new lease

**Unit 31a Castle Mills
Aynam Road
Kendal
Cumbria
LA9 7DF**



Excellent location on established estate close to town centre

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 property is situated on Castle Mills, a short distance from Kendal town centre. Other occupiers at Castle Mills include The Factory Tap, The Barrel House, Westmorland Cross Fit, Anord Mardix and 'The Factory' a creative hub for like-minded tenants. The unit is immediately adjacent to The Factory Tap and benefits from shared on site car parking.

Description

The property comprises a stone-built workshop/warehouse beneath a pitched profile steel sheet covered roof with double door access, a solid concrete floor, wc facilities and small mezzanine office. The property benefits from a warm air blower heater (powered by renewable energy) and good quality lighting. The property offers the following accommodation:-

Accommodation

Ground floor – Gross internal area	85.16 sq m	906 sq ft
Mezzanine	15.91 sq m	171 sq ft
Total	101.07 sq m	1077 sq ft

Terms

The property is available to let on the basis of a new 6-year full repairing and insuring lease subject to 3-yearly rent reviews.

Rent

A commencing rental of £12,000 per annum exclusive of rates, VAT and service charge.

Service Charge

There is an estate service charge levied to cover cost of maintenance and common parts and further details are available on request.

Rating Assessment

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

Rateable value £5,200
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.

Energy Performance Certificate

To be provided.

Legal Costs

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

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VAT

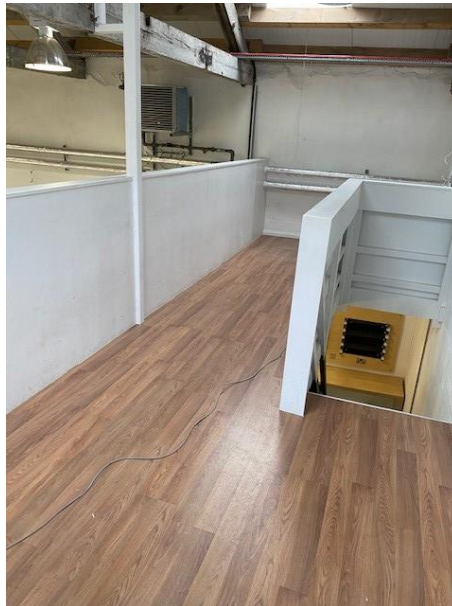
The property is registered for VAT and VAT will therefore be payable on rent and other payments under the terms of the lease.

Viewing

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

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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