

PLET281 / RPB02003

TO LET

Double Fronted Ground Floor Commercial Premises

(Suitable for Salon/Retail/Office use)

Arundel House

Lower Bentham

Nr Lancaster

LA2 7DU



Rental Price: Offers Over £4,000 per annum plus *fees* and subject to conditions (on a tenant full repairing and insuring basis for a negotiable lease term)

Rental Deposit: £750 payable in advance

Viewing: Through Richard Turner & Son Bentham Office

Arundel House is a double fronted stone built property, believed to have originally been the village Co-op, later used as an Antiques Shop and now has the benefit of a formal Planning Consent (*dated February 2007*) for change of use into a Beauty Salon, however the owners are willing to listen to all viable and interesting propositions for other uses of the premises (*subject to Planning Approval*).

Lease Terms:

The property is available on negotiable lease terms based on 3, 6 or 9 years.

Please Note: In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all tenants to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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Location: Arundel House occupies a prominent position on the main street road junction in the popular village of Lower Bentham. The property occupies a highly visible site with village amenities and village car parks situated close by. The Lakes, Kendal and the M6 are within comfortable travelling distance and the area enjoys a good summer trade enhanced by local caravan/holiday homes.

Accommodation Comprising:

Room 1: 14'4 x 13'9 Plus window bay 7' x 2' approx (4.37m x 4.19m plus window bay 2.13m x 0.61m) Entrance French style double doors, shelved recess plus 2nd recess 2'9 x 2'3 (0.84m x 0.69m), 6 x wall uplighters, emergency light, 3 x mini halogen ceiling lights, 3 x mini halogen window lights, 8 x double power sockets, carpeted floor, vertical window blinds, top light venetian blind.

Room 2: 12'10 x 8'3 incorporating window bay (3.91m x 2.51m inc. window bay) 3 x wall uplighters, 3 x mini halogen window lights, 3 x double power sockets, telephone point, wood laminate floor, vertical window blinds.

Cloakroom WC: 8' x 5' average approx (2.44m x 1.52m average approx) Low flush wc with disability hand rail, wash hand basin with electric hot water geyser, auto vent, fitted shelves, electric meter cupboard, centre light, 1 x double power socket, emergency light, cloaks rail, wood laminate floor.



Room 1



Room 2



Cloakroom WC

Outside: Wide pavement frontage

Services: Mains water and electricity connected , electric hot water geyser installed

Lease Terms: The property is available by way of a new "**Tenant full repairing and insuring lease**" for a negotiable lease term of 3, 6 or 9 years.

***Fees*/Rent/Conditions:** Rental offers are invited circa £4,000 per annum; **in addition to the rent the tenant will also be responsible for the payment of insurance costs, business rates, services and all usual outgoings.**

The ingoing tenant will also be responsible for the landlord's **reasonable legal** costs incurred in connection with the preparation of the lease.

Any prospective tenant will also be responsible upon application to rent for payment of "**DILIGENT**" fee (*Diligent Referencing Services*) to cover charges for a security check to the sum of £30.00 (*inc. VAT*) per Adult person.

Following successful referencing and acceptance of a tenants application by the landlord, in order for us to comply with Government Legislation, we will require all prospective tenants to complete an "Identification Verification Questionnaire" together with providing to us prescribed information as per a standard form which will be provided by us. Please note there will be a processing charge of £5.00 (*inc. VAT*) per applicant. A record of the search will be retained on our files.

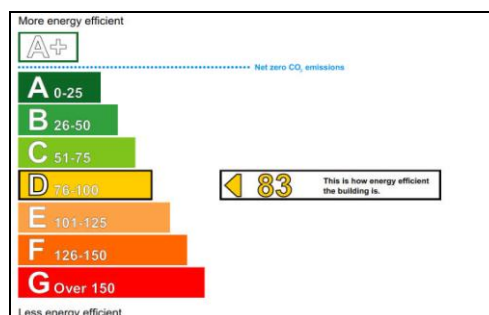
VAT: We understand that the premises have not been elected for VAT purposes and therefore the same is not chargeable on any rent; however the landlord reserves the right to elect for VAT at anytime.

Business Rates: Rateable Value £2,275.00 April 17/March 18 (verbal enquiry only). Rates Payable £1,089.73.

Please Note: This property may qualify for small business rates relief and accordingly, due to the present rateable value being under £12,000, we are led to understand from Craven District Council that if an application is successful then the property may be deemed rates exempt.

Planning: Planning requirements can be discussed with Craven District Council Tel: 01756 706470.

Energy Performance Certificate



MISREPRESENTATION ACT 1967:

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