

PLET170

## TO LET

### Double Fronted Ground Floor Commercial Premises (Suitable for Salon/Retail/Office use)

### Arundel House Lower Bentham Nr Lancaster LA2 7DU



**Rental Price:** Circa £5,000 per annum, on a Tenant fully repairing and insuring basis, subject to conditions

**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.

#### **Legal Costs:**

The ingoing tenant is to be responsible for payment in advance of the landlords reasonable legal costs incurred throughout the transaction and for the cost of security/credit checks.

**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 2<sup>nd</sup> 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

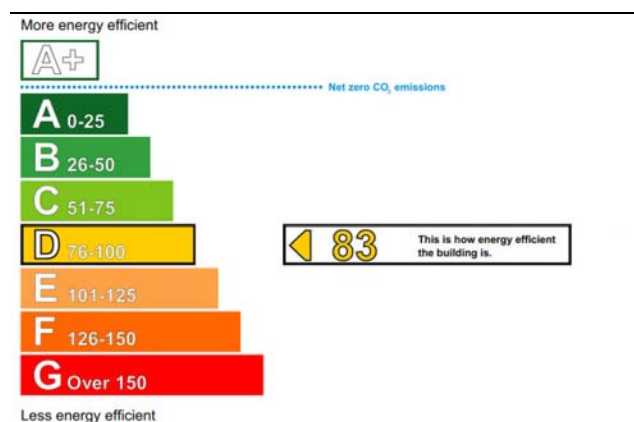
**Outside:** Wide pavement frontage

**Rent:** The invited rental is £5,000 per annum, FRI exclusive payable by equal monthly payments in advance.

**Rating Assessment:** Rateable Value £1,825.00 - April 2010/March 2011 (verbal enquiry only).

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

**Energy Performance Certificate**



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