

PLET277 / RPB01996

TO LET
Modern Commercial Unit
Extending to circa 3800 sq feet (353 sq metres)
With Yard Area
Extending to circa 4,750 sq feet (394 sq metres)
(Rear 39 Main Street)
Ingleton
LA6 3EH



Rental Price: Offers Invited. plus *fees* and subject to conditions (on a tenant full repairing and insuring basis for a minimum term of 3 years)

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Comprising a comparatively modern former joiners/builders workshop unit and yard (currently sub-divided into 2 units) conveniently situated on the edge of the village just off the A65 Trans Pennine Kendal to Skipton trunk road.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rturner.co.uk

VAT Reg. No. 636 2413 54



Viz:-

Ground Floor:

100' x 38' Overall measurement incorporating integral office, kitchen/rest room, WC, urinal and wash basin and 2 x storage cupboards, 2 x electrically operated roller shutter doors and personnel access door.

First Floor:

34' x 15' Comprising office and store.

38' x 20' Storage area.



Services:

Mains water, electricity, gas and drainage connected. (3 phase electric)
Fitted Air Conditioning Unit.

Lease Terms:

The property is available by way of a new **"Tennant full repairing and insuring lease"** for a minimum term of 3 years.

***Fees*/Rent/Conditions:**

Rental offers are invited; **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 (estimated costs circa £1,000 + VAT).

Any perspective tenant will also be responsible upon application to rent for payment of a "MARAS" fee (*Managing Agents Reference Assistance Services Ltd*) 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.

Business Rates:

Unit 1 – Rateable Value £11,250.00. Rates Payable £5,242.50.

April 17/March 18 (verbal enquiry only).

Unit 2 - Rateable Value £3,950.00. Rates Payable £1,840.70.

April 17/March 18 (verbal enquiry only).

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.

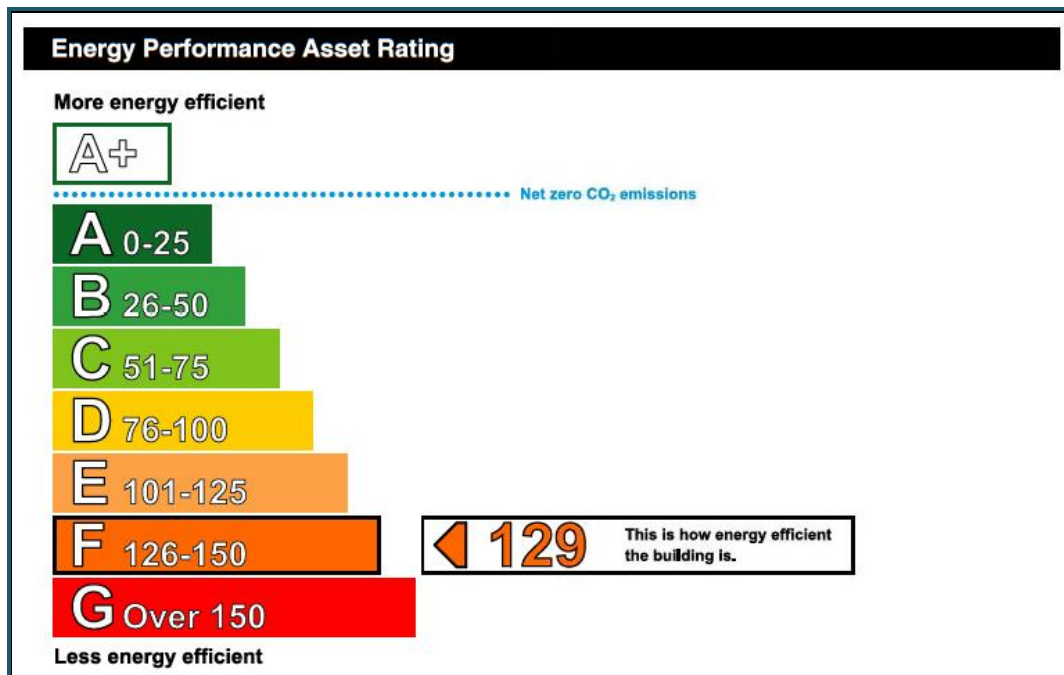
VAT: We understand that the premises have not been elected for VAT purposes and therefore the same is not chargeable on any rent, however the landlord reserves the right to elect for VAT at anytime.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

Solicitors: Oglethorpe, Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster. LA1 1YG. Tel: 01524 846 846.

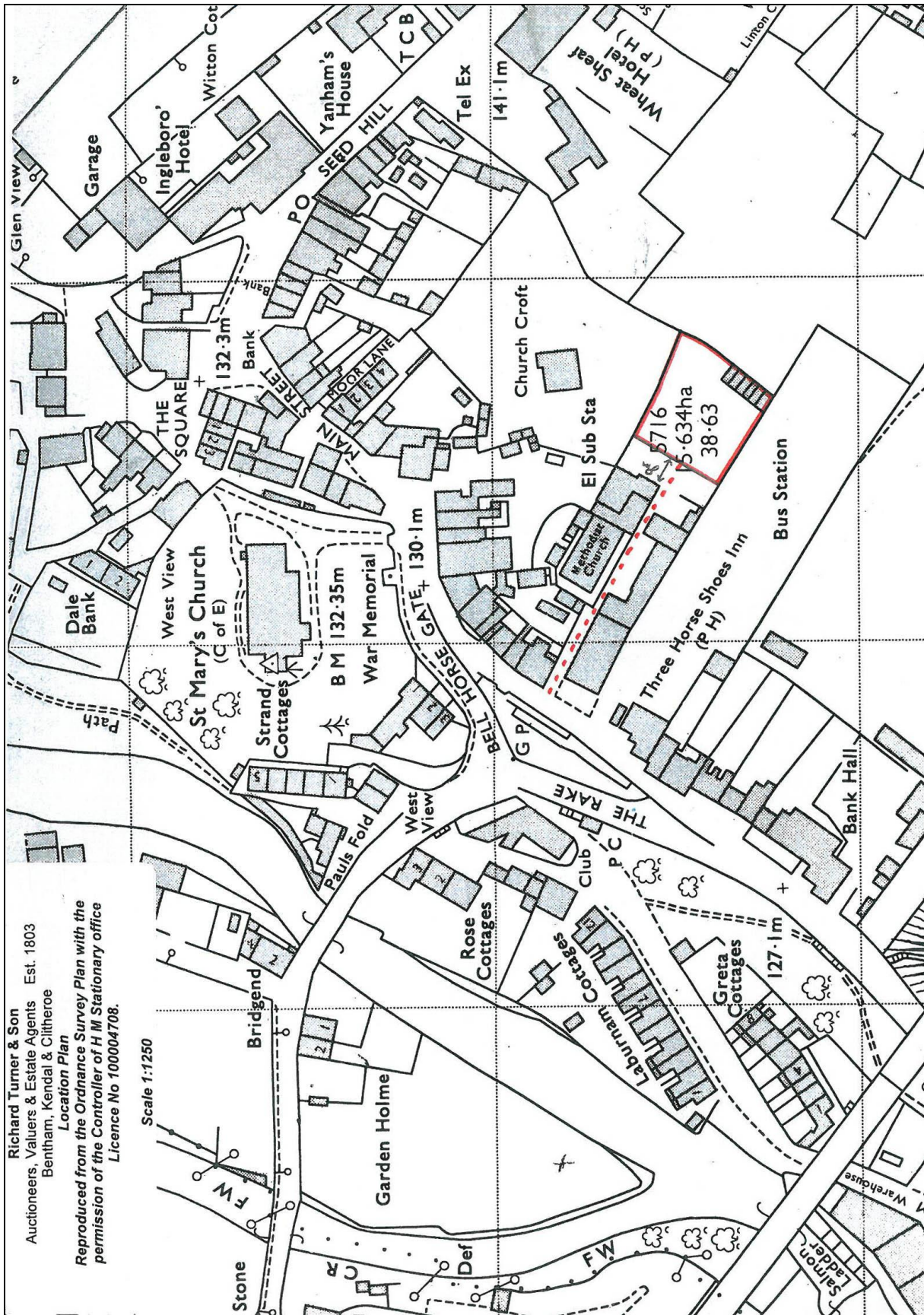
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Commercial Energy Performance Certificate



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.

Access/Boundary Plan



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.