

PM160 / RPB02111

## Freehold Commercial Unit (3825 sq feet / 355 sq meters) With Tarmac Forecourt and Side Storage Areas

### Mill Lane Garage (Unit 3b)

(Off Wenning Avenue)

### High Bentham

LA2 7NB



**Price: £300,000 Region**

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

Being a concrete block built / part roughcast / part rendered commercial unit with a steel profile roof and concrete floor extending ground floor internally to circa 3,700 square feet (343m-sq.) together with a first floor office area and having a generous tarmac forecourt 105' x 68' approx (32m x 20.73m.)

Gas fired central heating, security alarm, security mesh internal window grills and 3 phase electricity installed.

Conveniently situated on the entrance to High Bentham Industrial Estate on the town fringe, within 15 miles of Lancaster and the M6.

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VAT Reg. No. 636 2413 54



- Services:** Mains 3 Phase electric, metered mains water, gas fired central heating and private septic tank drainage installed.
- Planning Consent / Usage:** Class B2 Usage – planning approval granted for use as a commercial garage for servicing and repair of vehicles (*planning requirements can be discussed with Craven District Council Tel: 01756 706 470*).
- Business Rates:** **Rateable Value: £9,800 (verbal enquiry only) 2017 / 2018.**  
*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.*
- Tenure:** Freehold with vacant possession upon completion.
- 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.

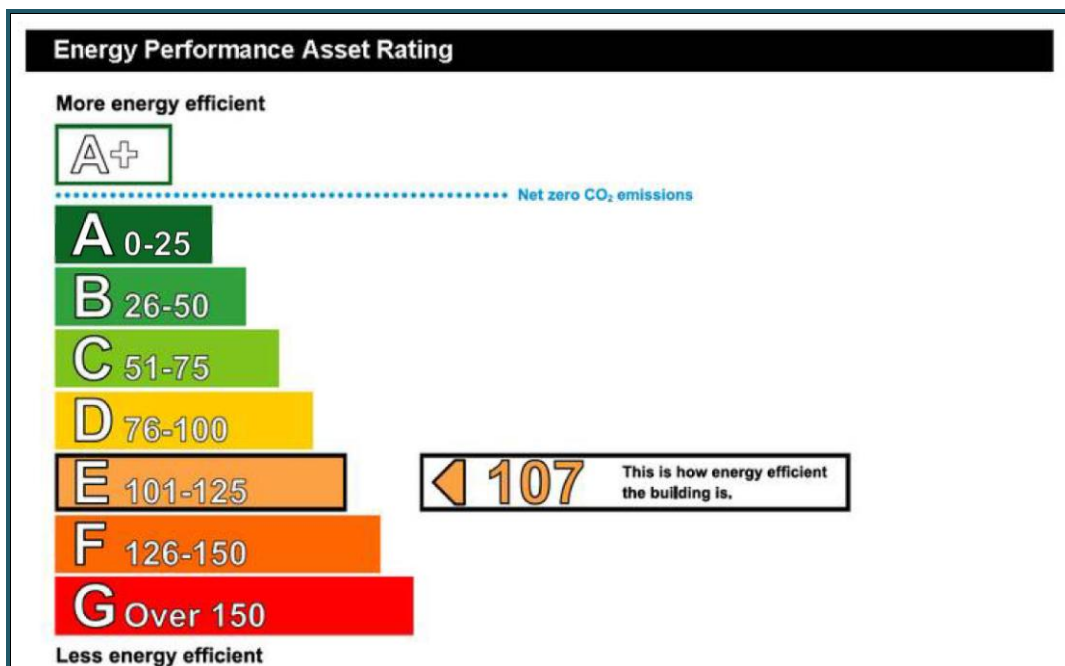




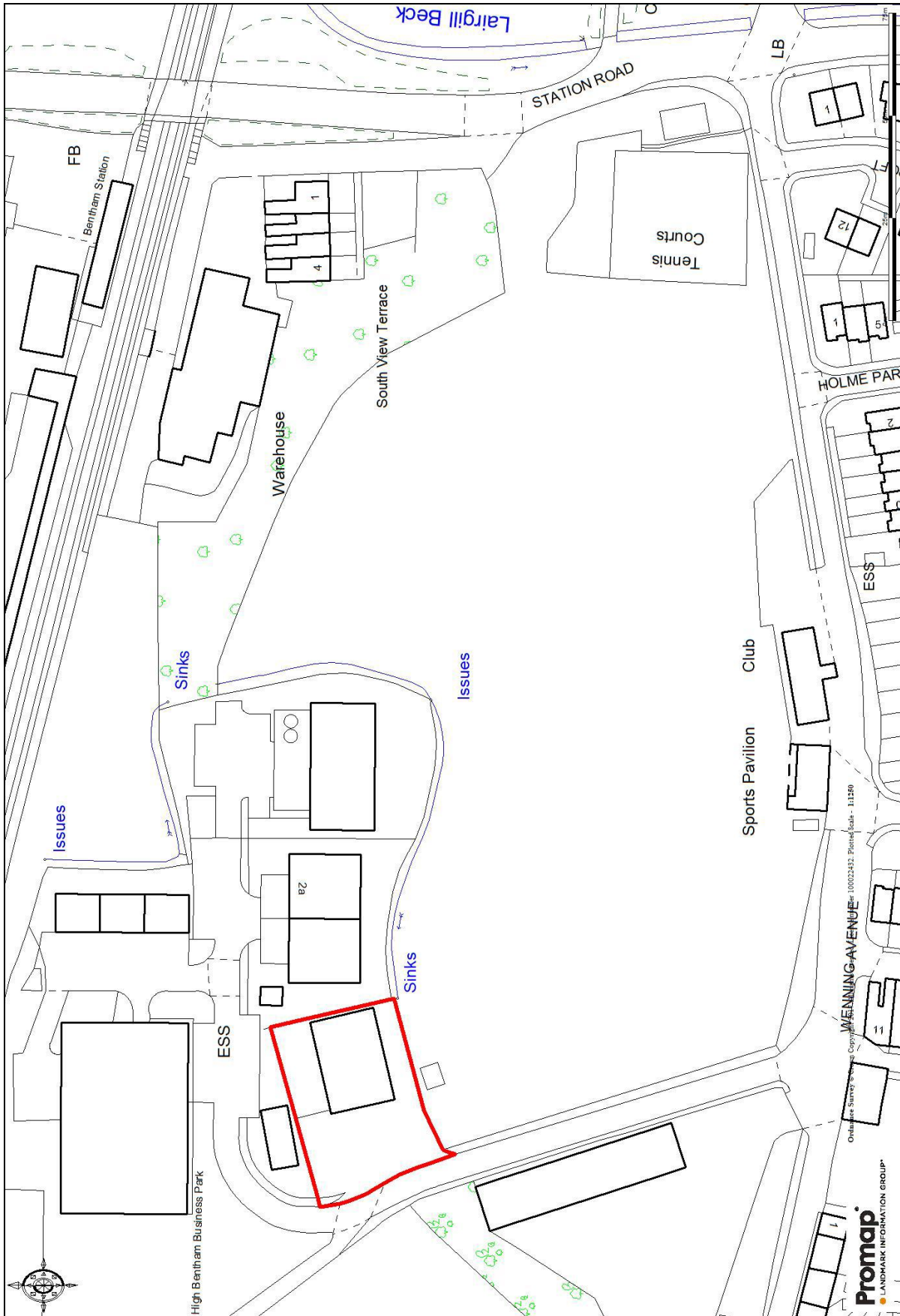
*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

*Please Note: In order for selling 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.*

### Commercial Energy Performance Certificate



## Access / Boundary Plan



### MISREPRESENTATION ACT 1967:

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