

# Freehold Office/Warehouse Building For Sale

9 Beetham Road, Milnthorpe, Cumbria, LA7 7QL

Edwin  
Thompson



- Traditional stone and slate building with a GIA of 226.79m<sup>2</sup> (2,441 sq ft)
- Situated centrally in Milnthorpe with good access to the local road network
- Extensive yard area with car parking for at least 15 vehicles
- Detached external stores/garages extending to 75.77m<sup>2</sup> (816 sq ft)
- Potentially suitable for alternative uses/redevelopment, subject to planning
- Offers invited at a guide price of £335,000

Ref I1018

# Freehold Office/Warehouse Building For Sale

## 9 Beetham Road, Milnthorpe, Cumbria, LA7 7QL

### LOCATION

The property occupies a prominent position on the A6 Beetham Road in the centre of Milnthorpe, South Lakeland, which is at the southern end of Cumbria, in the North West of England. Milnthorpe is a large village with a population of 2,199 (2011 Census) which was originally a port, using the River Bela and estuary (now only navigable to Arnside) and remains a lively commercial centre for South Lakeland.

The town benefits from tourism and hospitality being situated on the A6 between Carnforth and the A590 offering good local facilities including a Booths Supermarket, a number of public houses and restaurants and separate primary and secondary schools. Local areas of interest include Dallam Tower and Estate well known for its attractive walks that take in the River Bela and a large population of deer and also Levens Hall and Gardens which is a short distance to the north. Arnside is 3 miles away taking in Morecambe Bay and the Arnside and Silverdale AONB extends south of Milnthorpe including Gait Barrows National Nature Reserve, Leighton Moss and Warton Crag Nature Reserve.

The nearest and principal town of South Lakeland is Kendal which is around 9 miles to the north with a resident population of 29,495 (2011 Census) hosting a wide range of retail and leisure facilities. The nearby

village of Oxenholme has a train station on the West Coast main railway line providing direct routes to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Carnforth and Junction 35 of the M6 motorway are around 9 miles to the south accessed from the A6 and the nearest city, Lancaster, is a further 6 miles south, and is a historic and cultural city with a central population of 52,234 (2011 Census) and a wider district population of 138,375 encompassing several settlements including Morecambe. Lancaster is the County Town of Lancashire having excellent communications from the M6 motorway Junction 33 to the south and Junction 34 to the north. It also has a train station on the West Coast Railway Line.

9 Beetham Road is situated around 25 metres south of the crossroads junction with the B6384 and the A6 travels in a northerly direction where it meets up with the A590 around 3 miles away which in turn travels to Junction 36 of the M6, around 7 miles away. Alternatively, the B6384 becomes the B6385 on the eastern side of the village centre and travels to Crooklands, providing another route to Junction 36 of the M6 and being just 3 miles away.

### DESCRIPTION

The main property comprises a detached two-storey former stone barn that has a pitched slate roof and incorporates UPVC double glazed windows and doors. The premises have most recently been used for a mix of office and workshop accommodation and has front and rear entrances and a side driveway that opens up into a substantial yard with car parking for approximately 15 vehicles.

Internally, at ground floor there is an open section with managers office/meeting room to the rear as well as an open plan office and the corridor leads off to two workshop areas, a kitchen and disabled WC. The reception and office areas are fitted out with carpeted flooring, part plastered/painted block walls, plaster painted ceilings, strip fluorescent lighting and wall mounted electric heaters.

The workshop accommodation has solid concrete painted flooring, plaster painted walls and ceiling, strip fluorescent lighting and fixed work benches around the perimeter walls. The kitchen has non-slip vinyl flooring, plaster painted walls and ceiling, wall and floor mounted units, breakfast bar, stainless-steel sink with hot water boiler over and the adjacent WC includes a walk-in shower cubicle with electric unit over.





Stairs lead from the reception to the first floor and a corridor with four offices off as well as male and female WCs and a further kitchen. The offices have carpeted flooring, plaster painted walls and ceilings, exposed feature timber trusses, wall mounted skirting height data trunking and electric heaters.

The kitchen is fitted with non-slip vinyl flooring, plaster painted walls and ceiling, strip fluorescent lighting, wall and floor mounted units, stainless-steel sink and drainer and electric hot water boiler over.

To the rear of the site are detached stores/garages that are of single-storey brick construction underneath a pitched profile clad/asbestos panel roof providing three separate units and basic storage internally. The yard is made up of tarmacadam, accessed from Beetham Road via a steel vehicle gate or alternatively there is a secondary access from a road to the rear which is included in the ownership of the property from Firs Road as shown on the attached plan.

### ACCOMMODATION

The property has been measured on a gross internal area basis as follows:

Main Building		
Ground Floor	113.90 sq m	(1,226 sq ft)
First Floor	112.89 sq m	(1,215 sq ft)
Total Gross Internal Area	226.79 sq m	(2,441 sq ft)

Garage/Stores		
Ground Floor/Total	75.77 sq m	(816 sq ft)

Site Area	0.09 hectares	(0.23 acres)
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### SERVICES

The property is connected to mains electricity, water and the mains drainage/sewage system.

The services have not been tested and therefore should not be relied upon.

Gas is also available on site although not currently used/connected.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of D79, valid until 20 November 2032.

A copy of the certificate is available to download from the Edwin Thompson website or upon request.

### RATEABLE VALUE

The property has a current Rateable Value of £12,500 with estimated rates payable of £6,400 per annum, although occupiers who qualify for small business rate relief will be entitled to an approximate 83% discount on the rates payment.

### TENURE

The land and property are held freehold title of the whole under Title Number: CU141609 and will be sold with full vacant possession.

### PLANNING

The premises have most recently been used for office and workshop purposes, however, may be suitable for alternative uses/development, subject to the relevant planning permissions. Prospective purchasers should make their own enquiry to South Lakeland District Council.

### MONEY LAUNDERING LEGISLATION

Edwin Thompson is bound to comply with Anti-Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land and property are sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

### PROPOSAL

Offers invited with a guide price of £335,000 exclusive for the freehold interest with vacant possession. The sellers reserve the right not to sell and are not bound to accept the highest or any offer received.

### VAT

It is understood that the land and property are elected for VAT and therefore VAT will be payable on the sale consideration.

### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

### VIEWING

The property is available to view strictly by appointment with Edwin Thompson, contact:

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Ellie Oakley – [eoakley@edwin-thompson.co.uk](mailto:eoakley@edwin-thompson.co.uk)

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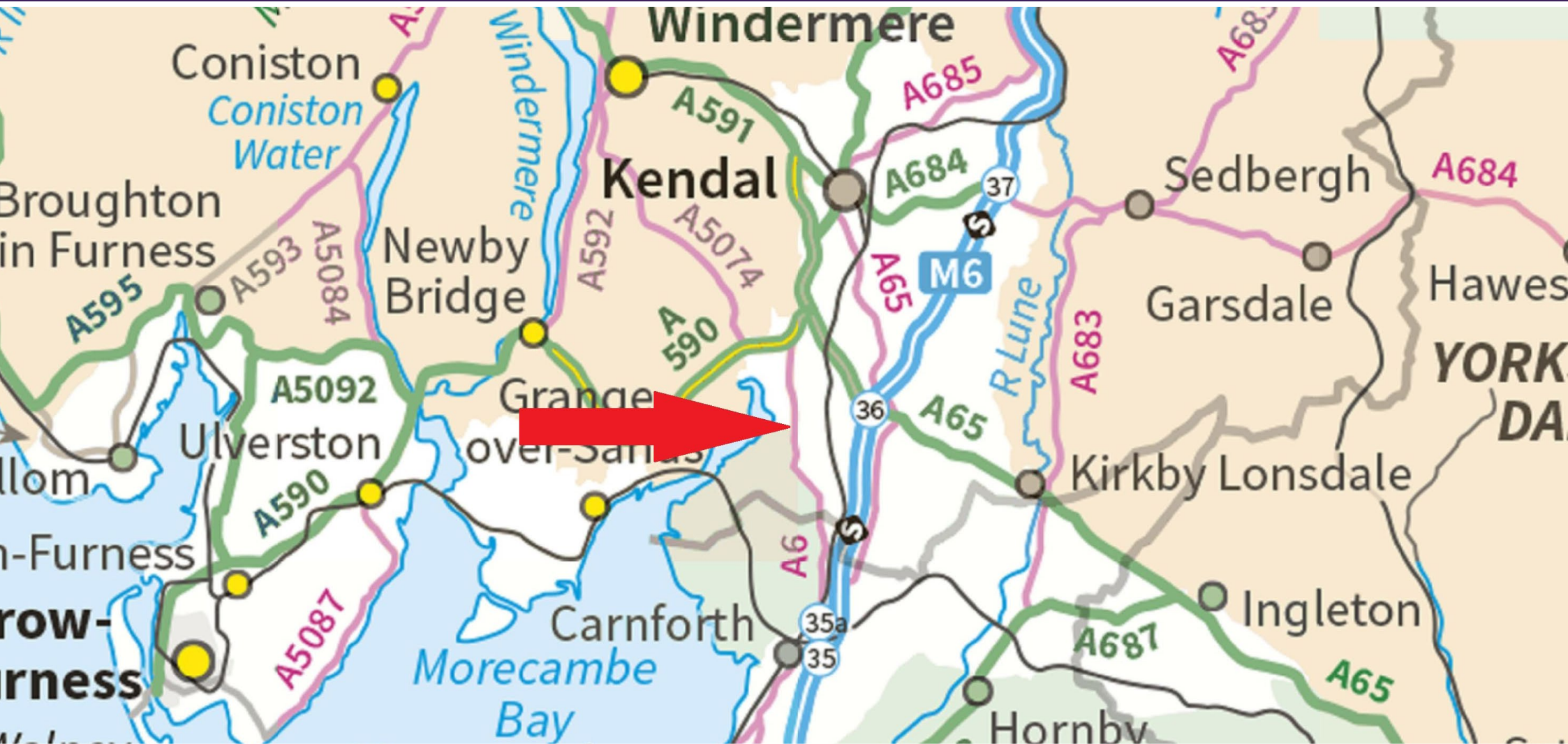
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