

Showroom Premises To Let/May Sell

Bridge End House, Park Road, Milnthorpe, Cumbria, LA7 7AN

Edwin
Thompson



- High profile showroom premises with first floor offices, extending to a total GIA of 326.29m² (3,512 sq ft)
- Situated centrally in Milnthorpe with good access to the local road network
- Car parking for up to 13 vehicles
- Available to let on a new lease at a commencing rental of £17,500 per annum exclusive
- Alternatively, the land and property are potentially for sale with offers in excess of £275,000 exclusive.

Ref W1239

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LOCATION

The property is situated on the B5282 Park Road, a short distance from 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 2,225 (2021 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.

Bridge End House is situated around 500 metres west of the crossroads junction with the B6384 and the A6 Beetham Road which travels in a northerly direction meeting 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. The B5282 travels in a south-westerly direction to Sandside and on to Arnside, around 2 miles away.

The attached plans show the situation and approximate location of the land and property (not to scale and for identification purposes only).

DESCRIPTION

The property comprises a detached two-storey building providing a ground floor showroom and first floor offices. The premises area of steel portal frame construction underneath a pitched profile sheet clad roof with brick and block elevations that are mostly rendered and clad externally. There is a part single glazed/UPVC double glazed shop frontage with central pedestrian door and glazing throughout is a mix of UPVC double and single glazed units.



Internally, at ground floor there is an open plan showroom to the front with carpet floor coverings, plaster painted walls various electric and data points and a suspended ceiling incorporating recessed fluorescent lighting. To the rear, there are male and female WCs and two storerooms.

The first floor is fitted out with modern open plan offices, divided by half height partitions with carpeted flooring, plaster painted walls, electric and data points and with a plaster painted ceiling with recessed spotlighting. There are two manager/meeting rooms and a fitted kitchen with wall and floor mounted units, stainless steel sink and drainer and seating area.

Externally, there is tarmac car parking to the front and side for approximately 13 vehicles and loading could be afforded to the side/rear by reintroducing a former loading door.

ACCOMMODATION

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

Main Building		
Ground Floor	198.41m ²	(2,136 sq ft)
First Floor	127.88m ²	(1,376 sq ft)
Total Gross Internal Area	326.29m ²	(3,512 sq ft)





SERVICES

The property is connected to mains electricity (3 phase), water and the mains drainage/sewage system.

Heating to the ground floor showroom is provided via 2 No. electric hot air blowers and trunked air conditioning is provided to the first floor offices.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E19, valid until 17 November 2028.

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 and is described as a showroom and premises. The estimated rates payable for the year 2022/2023 is £6,400 however the premises will qualify for small business rate relief meaning occupiers that meet the correct criteria should benefit from a discount of approximately 83.00% on the rates payable.

The draft Rateable Value effective from 1 April 2023 is £13,750 with full estimated rates payable of £7,040 per annum or qualifying small businesses are likely to receive a 42.00% discount, which would reduce the rates payable to approximately £4,083 per annum.

Prospective Tenants/Purchasers should make their own enquiries direct to the Business Rates Department at South Lakeland District Council – Tel: 01539 733 333.

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 let/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

The land and property are available by way of a new full repairing and insuring lease for a term to be agreed and at a commencing rental of £17,500 per annum exclusive.

Alternatively, the site and premises may be available for sale on a freehold basis with vacant possession (Title Number: CU85273) with offers invited in excess of £275,000.

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 rent or sale consideration.

LEGAL COSTS

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

VIEWING

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

John Haley – j.haley@edwin-thompson.co.uk

Tel: 01539 769790

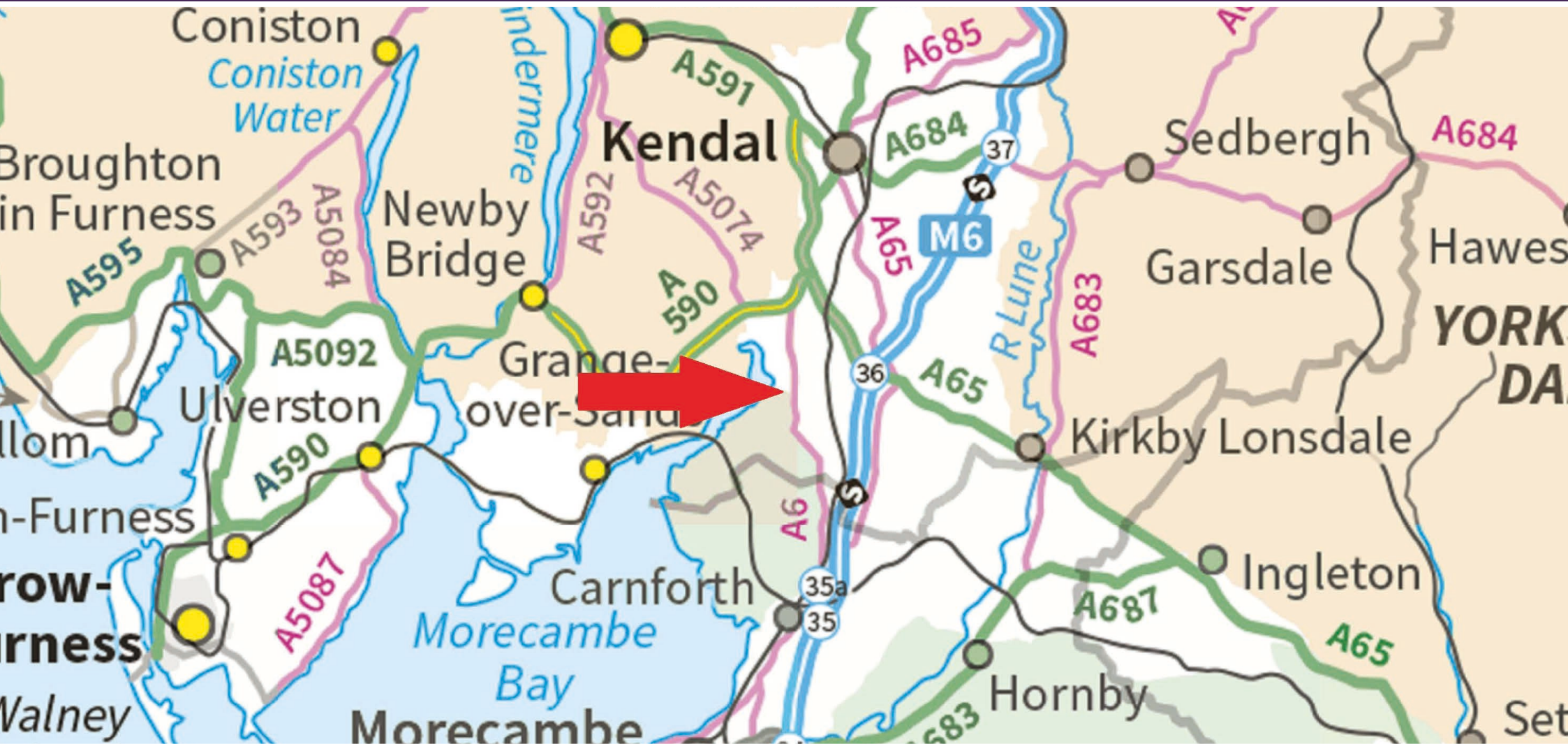
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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Regulated by RICS



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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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5. These particulars were prepared in January 2023