

# TO LET Attractive Office/Commercial Premises

Encore House  
Main Street  
Endmoor  
Cumbria  
LA8 0EU

Edwin  
Thompson



- Well located office/commercial premises within Endmoor benefitting from excellent links to Junction 36 of the M6 motorway and Kendal town centre.
- Nearby occupiers include, Endmoor Bakery, Paws with Thought Dog Grooming, The Club Inn public house and Ikan Kitchen.
- Ground Floor Sales of approximately 1,261 sq ft.

**To Let – £14,000 per annum exclusive.**

Ref: W1225

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## LOCATION

The subject property is situated on the A65 within the centre of the village of Endmoor. Endmoor is in South Lakeland, and it is approximately 5 miles (8 km) from Kendal, 3 miles south of Oxenholme and 2 miles from the M6 motorway. Endmoor is a community with small businesses including a shop, club inn, village school, village hall and bakery. A millennium clock stands on the green and there is a children's playground.

Bus services are direct to the local Secondary schools along with both Kendal and Lancaster.

The nearest and principal town of South Lakeland is Kendal which is around 6 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 12 miles to the south accessed from the M6 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.

The attached plan shows the location of the premises (for identification purposes only).

## THE PREMISES

The property comprises a detached two storey pebble dashed building enjoying excellent views of the surrounding countryside.

The property is arranged as an entrance lobby, open plan offices, WC, and cellular offices at ground floor and three further cellular offices, open plan office, kitchenette and WC at first floor.

The property in the main provides a mixture of carpeted and vinyl flooring, plaster painted walls and ceiling, strip diffused lighting, dad permitter trunking, wall mounted radiators and UPVC double glazed windows.

There is WC facilities at ground and first floor and an option to create a separate kitchen at ground floor, subject to occupier requirements.

To the front of the property is private car parking for 3/4 vehicles.



## ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

Ground Floor	59.67m <sup>2</sup>	(642 sq ft)
First Floor	57.46m <sup>2</sup>	(618 sq ft)
Total approximate Net Internal Areas	117.13m <sup>2</sup>	(1,261 sq ft)

## LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease agreement for a term to be agreed and at a rental of £14,000 per annum exclusive.

## SERVICES

It is understood that the property is connected to mains electricity, gas, water and drainage/sewerage systems.

It should be noted that the services have not been tested and therefore prospective purchasers should make their own enquiries.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

An Energy Performance Certificate will be provided upon request.

## RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £9,100 and is described as an office and premises.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council – Tel: 01539 733 333.

## LEGAL COSTS

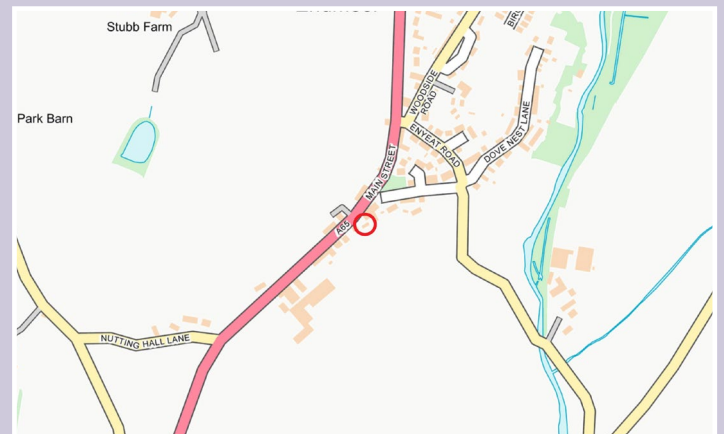
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

## VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)  
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