

Unit 1, Moor Lane, Grange-Over-Sands, LA11 7LS

A modern purpose built detached commercial building of approximately 1730 sq ft / 162 sq m, largely open plan and versatile with kitchen / prep room, cloaks / wc.

Mezzanine 205 square feet / 19.18 square meters, office of 28 ft / 8.60m. The kitchen / prep room is 72 square feet / 6.58 square meters

Concreted floor this has a insulated reinforced floor slab, insulated cavity walls and a insulated roof and doors so it can be used as a heated building, high level roller shutter door and separate single door.

Concrete apron area to the front for parking, deliveries, access etc.

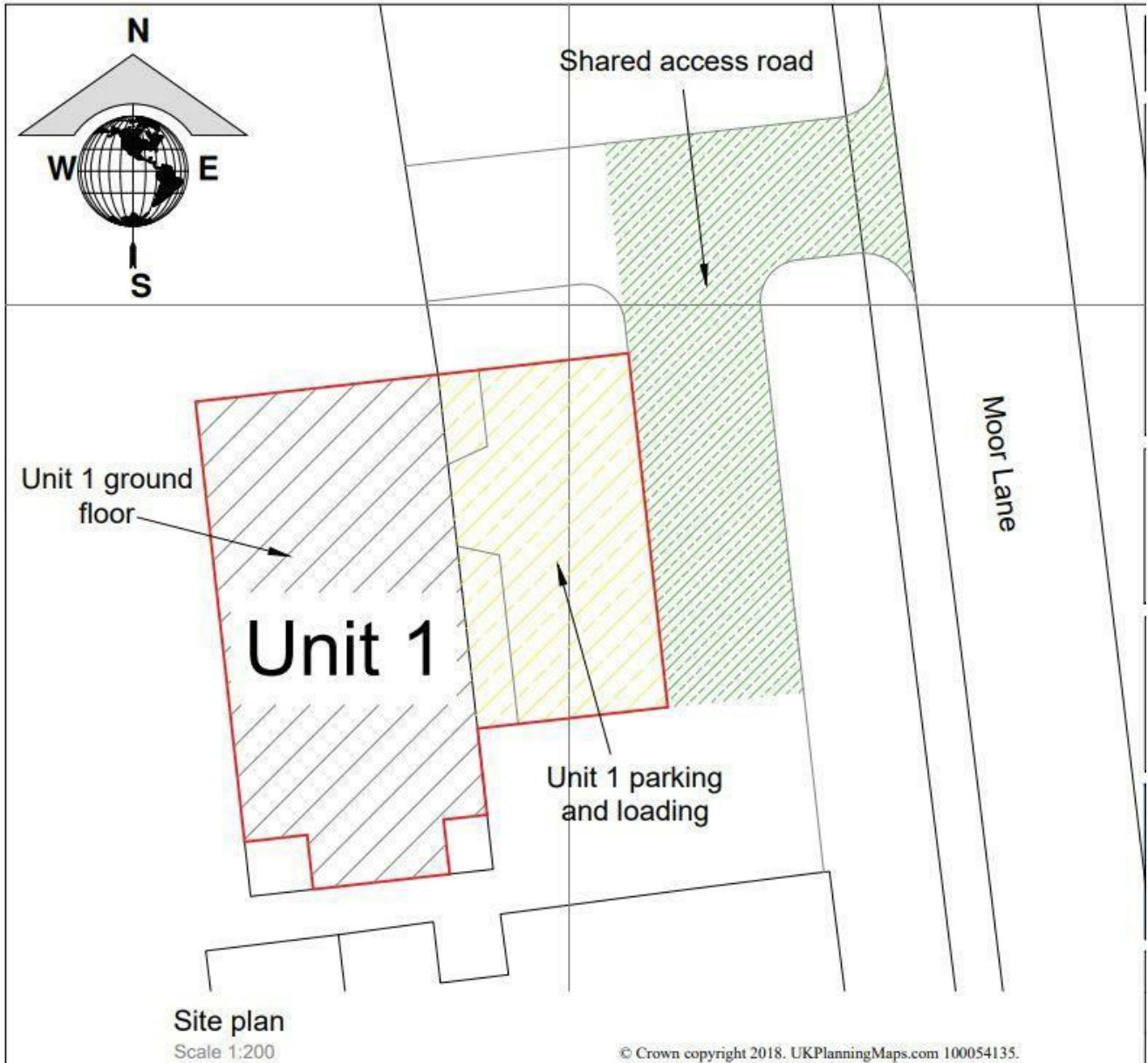
Valuable frontage to the busy Moor Lane serving many local businesses.

6 year FRI Lease with three year break and review. Incentives Available.

- EPC-C (65)
- Can be used as a heated building
- Front for parking, deliveries, access etc.
- High level roller shutter door and separate single door.
- Modern purpose built detached commercial building
- Incentives included

£14,000 Per Annum*

Floorplan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

