



Faulkner Electrical Unit

North Road, Ambleside, LA22 9DT

£10,000 per annum

A versatile office and workshop unit offering flexible opportunity suit a range of business uses. Benefiting from ground floor workshop or storage space, customer facing office on ground floor with a private office space upstairs on the first floor. Ideal for small businesses trade counters, light industrial use or service based company looking for a combined office and workshop facility.

Enviably positioned on the edge of this extremely busy Lakeland town in the Lake District National Park which is a now a UNESCO World heritage Centre Also located amongst a variety of shops, cafes and restaurants etc. With various car parks and parking areas close at hand.

Front customer facing office

Solid wooden door and window, leading into small office area with front presence. Semi wood panelled walls desk unit, plenty of shelving and wall unit storage cupboards. Carpeted with ample plug sockets.

Hallway

With wall hung sink.
 Leading to

WC

Kitchenette

Stainless steel sink, wall and base units with work top. Part wall tiled.

Storage cupboard housing wall mounted boiler and shelving.

Workshop area

A generous work or storage space with traditional beams and trusses. Concrete floor and window. Double tall access doors. Stairs leading to:

Additional storage space at top of stairs leading to:

Additional private office

With beams and small storage cupboard in the eaves. Wood effect flooring and strip lighting.

Tenure

Leasehold for flexible terms, length to be negotiated £10,000 per annum rent.

Services

Mains electric, water and drainage. Gas central heating

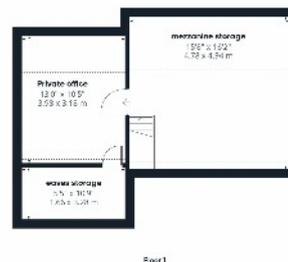
Rateable Value:

£3,300. Amount payable £1,537.80 Small business relief may apply.

Directions

Proceed round the village on the one way system turning left at the Post Office at the Market Cross onto North Road. Proceed up North Road and turn left as you approach the the level and former butchers and the property can be found immediately on the left hand side.

What3words///lights.smirks.unimpeded



MATTHEWS BENJAMIN

Approximate total area of:
 910 sq ft
 84,100 sq m

Rates per head per year:
 204 £
 19 m²

Tracked by floor area (m²)

Bank and building
 Bank: Halifax
 Building: Halifax

Call us on 01539 432220 for more information or to arrange a viewing. We are a member of the National Association of Estate Agents (NAEA) and the National Property Auctioneers Association (NPA).

CR/17/230

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

