



Industrial Unit

Formerly Townend Dairy, Chestnut Road, Windermere,
LA23 1AL

Price £12,500 per annum

Located in the centre of busy Windermere village this light industrial premises occupies a prominent position fronting Chestnut Road just off Ellerthwaite Road. With over 1300ft² of space this recognizable building would suit a variety of tradesmen and other users. The premise has a up and over garage door for vehicle access and currently the unit is split into four store rooms and a small office with separate door.

The premises is currently vacant and available immediately at £12,500 rent per annum. The terms of a Full Repairing and Insuring lease are to be negotiated with the landlord.

Directions

Entering Windermere from the A591 head through the village into Ellerthwaite Square and take a left turn into Ellerthwaite Road and after 100m take the next right turn into Chestnut Road with the premises immediately on the left hand side.

Services

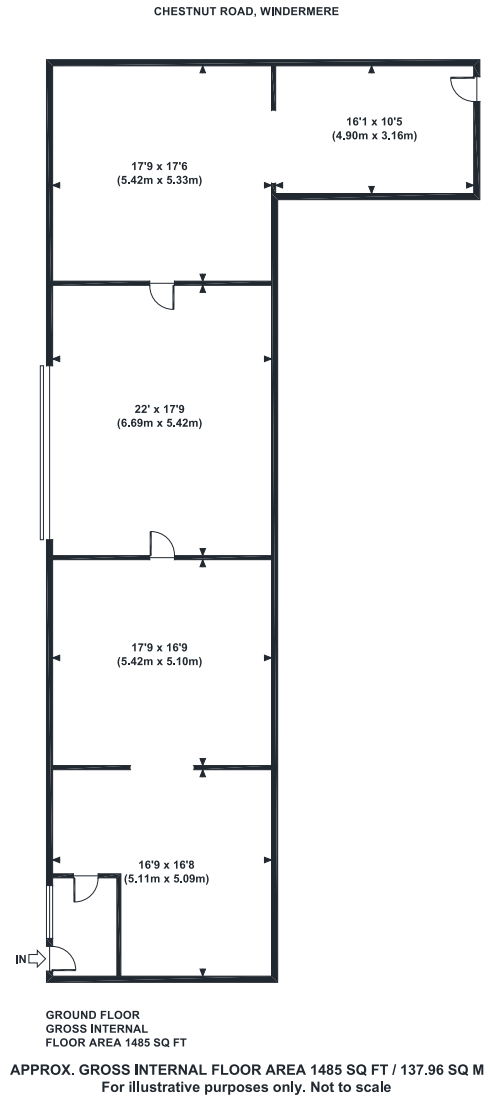
Mains electric and water.

Tenure

Terms of lease negotiable with a passing rent of £12,500 per annum, payable quarterly. B8 class use - Storage & Distribution.

Rateable Value

£7,000



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 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.

