



Industrial Unit

Rothay Holme, Ambleside, LA22 0HQ

Guide Price £250,000 Non Vatable

An excellent opportunity to acquire an superb industrial unit in this highly popular industrial estate, on the edge of this most popular Lake District town.

A well constructed unit built by the present owner with double skinned breeze block. The unit offers approximately 1,350 square feet of highly useable space including first floor mezzanine (16'7" x 21'11"), which has separate WC and wash hand basin. There is a substantial roller door with a height of 17'2" whilst the internal ceiling height is a maximum of 20'3". Outside the property benefits from parking for two/three vehicles.

This unit is situated on a well established industrial estate, Rothay Holme, a highly popular small development of private industrial units. This particular unit can be found at the head of the cul-de-sac

Presently there is an existing tenant paying an annual rent of £12,000 pa. Based on an original 5 year lease from 15/8/15.

Please Note: The property is currently vacant.

TENURE

Leasehold on an original term of 99 years from

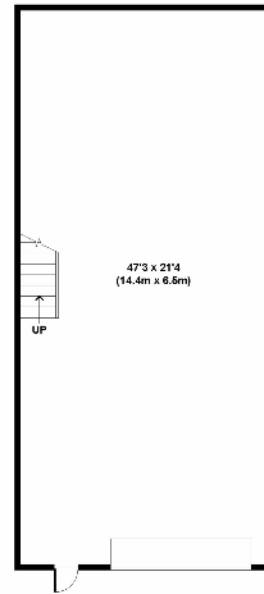
Services

Mains water, electric and drainage. Alarm and telephone point.
Three Phase electricity.

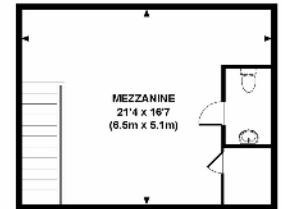
Rateable Value

To be confirmed

INDUSTRIAL UNIT ROTHAY HOLME



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1007 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 353 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1360 SQ FT / 126 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.2dexpert.net

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.

