



Land adjacent Ambleside Ambulance Station

Rothay Road Industrial Estate, Ambleside, LA22 0EE

Guide Price £150,000 + VAT

Loughrigg Villa, Kelsick Road, Ambleside, Cumbria LA22 0BZ

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A rare and unique opportunity to acquire a piece of land with planning permission for a detached industrial unit in this highly popular industrial estate, on the edge of this most popular Lake District town.

The land has planning consent to construct a detached industrial unit which will extend to approximately 1847 square feet storage space. 14.2m x 12.3m. This may be able to be increased if a first floor or mezzanine is added? Planning reference 7/2022/5552.

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.

In addition there is space for multiple parking spaces.

The planning permission is for B8 & E purposes.

Tenure

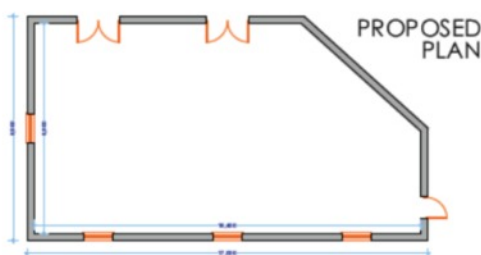
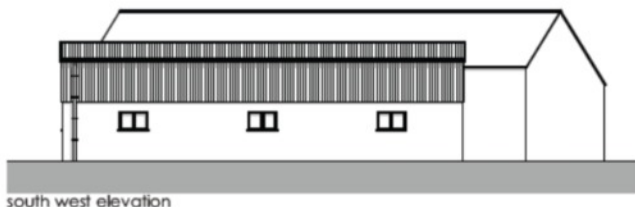
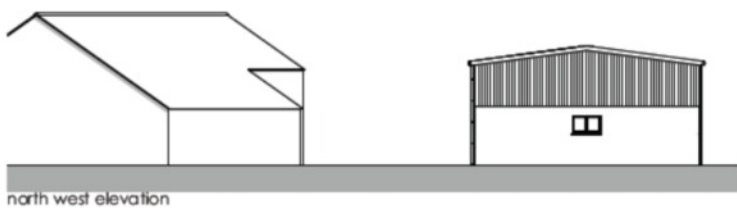
Freehold

Services

Mains water, electric, gas and drainage available. Not currently connected.

Rateable Value

To be confirmed



AMENDED
C 15/05/22
14.5.2022
Building footprint reduced to 14.2m
Ambulance access added.

Jeffrey & Rigg Ltd
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Title: Proposed commercial building at Rothay Holme Industrial Estate, Ambleside, LA22 0EE

Drawn by: Cook & Lakin Ltd

Drawn by	Drawn by	Drawn by
Plan & elevations	GHJ	
Scale	1:100@A2	May 2022
		6112-01D

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.