



For Sale

**Unit 3-4, Low Mills,
Mill Lane, Lower
Bentham, Lancaster,
North Yorkshire,
LA2 7FL**

1,978 Sq Ft | 183.76 Sq M

£265,000 for the Freehold

INDUSTRIAL

- UNIT/SHOWROOM - WITH PARKING

- VACANT POSSESSION

- CURRENTLY ONE UNIT - WOULD SPLIT

£265,000 FOR THE FREEHOLD

- AS A WHOLE



Call us | 01539 740500

Visit our website | www.dmhall.co.uk

Description

Currently arranged as a kitchen showroom with retail, office and warehouse/storage space, this high-spec premises offers excellent versatility. Originally two separate units, it has been seamlessly combined to create one generous, adaptable space. Accessed via a private entrance to Unit 3, the property opens into a welcoming entrance hall leading to a reception/office area with a fully glazed frontage. The frontage benefits from a roller shutter and can be reverted to a full roller-shutter façade if required. The rear section of the unit is currently configured as office accommodation, while stairs from the entrance hall lead to additional showroom areas on both sides of the upper level. The property will be cleared of the existing showroom fit-out and made available as a vacant shell, ready for a new occupier's bespoke configuration. The warehouse/storage section is accessed via a private access door from Unit 4 this offers, excellent open plan storage with WC facilities

Location

Located in Low Bentham, on Low Mills off Mill Lane, in a peaceful riverside location, Low Bentham village sits next to its sister town of High Bentham on the edge of the North Yorkshire Dales, with neighbouring towns and villages including Tunstall and Kirkby Lonsdale.

Accommodation

Area	SO FT	SO M
Unit 3	989	91.88
Unit 4	989	91.88
Total	1,978	183.76

Services

The property is connected to mains water, gas and electricity.

EPC

Energy Performance Asset Rating: C

Terms

Unit 3/4 as a whole is available to purchase freehold at asking price of £265,000 (no VAT). The property

could be split into two separate units again and offered at £130,000 per unit respectively.

Business Rates

The property currently has a rateable value of £10,500.

Money Laundering

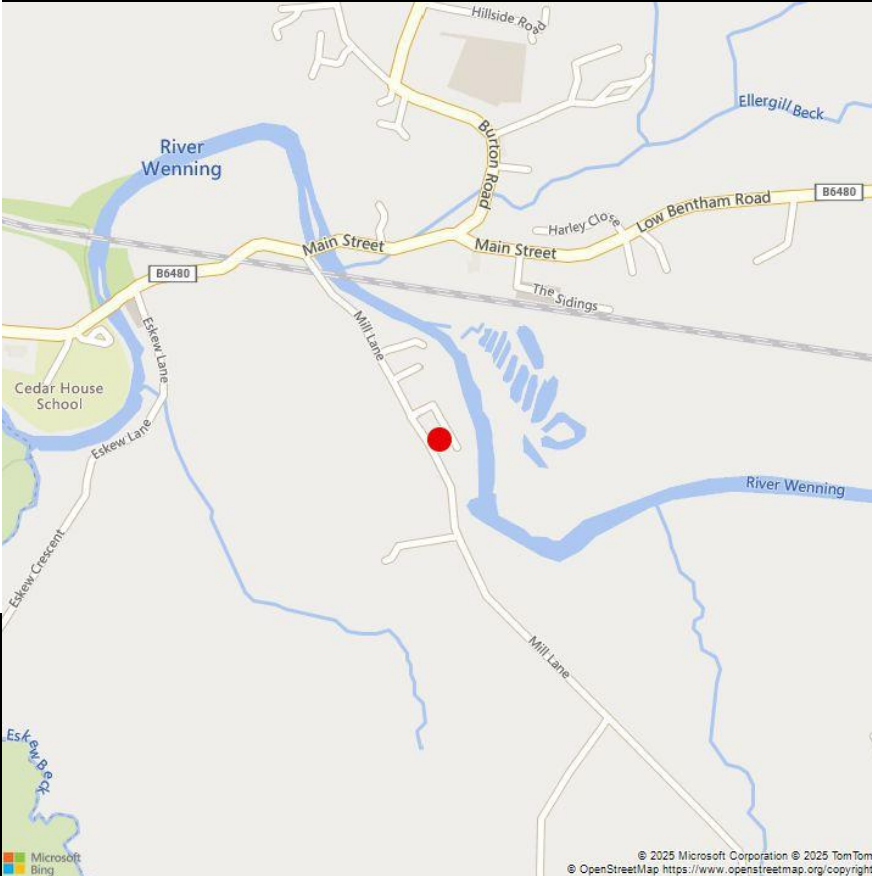
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

No VAT is payable on the asking price.



Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

Call us | 01539 740500

Visit our website | www.dmhall.co.uk

DM HALL

CHARTERED SURVEYORS



Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

