DM HALL

To Let / For Sale

For Sale/To Let, with modern facilities. Roller shutter and private access.

Low Mills Business Park, Low Bentham, Nr Lancaster, LA2 7FL



989 sq ft
(91.88 sq m)

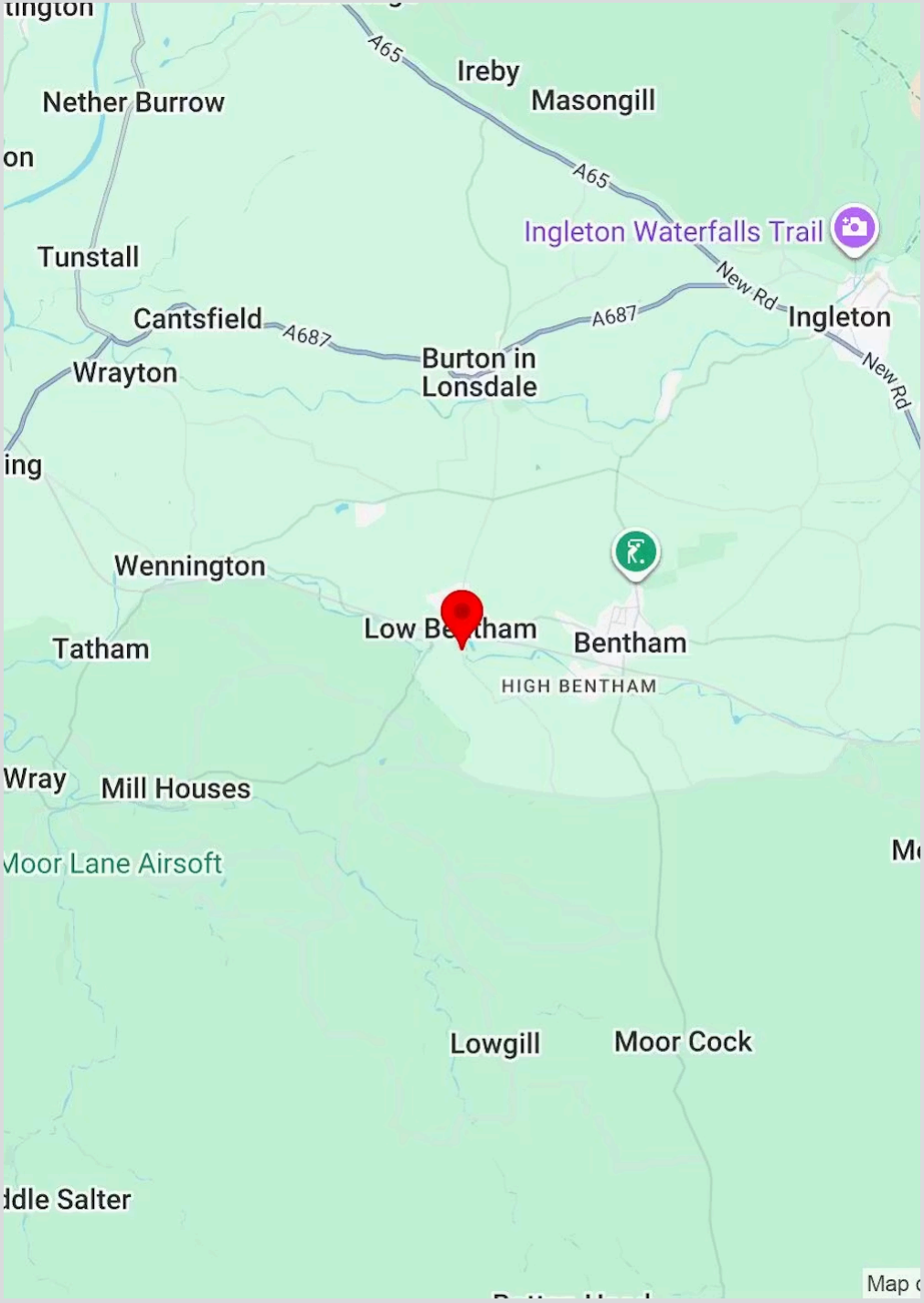
- For Sale or To Let
- Vacant Possession
- Roller Shutter or Glazed Frontage
- £132,500 per unit
- £9000 per annum

DESCRIPTION

Currently arranged as a kitchen showroom with retail and office space, this high-spec premises offers excellent versatility.
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.

GIA: 989 sq ft

For sale: £132,500
To Let: £9000 pa



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.

FLOOR AREA

The accommodation comprises the following areas:
Ground and First Floor - 989 sq ft

Name	Floor/Unit	Description	Building Type	Size	s f
Unit	Unit	-	Industrial	989 sq ft	9
Total					9

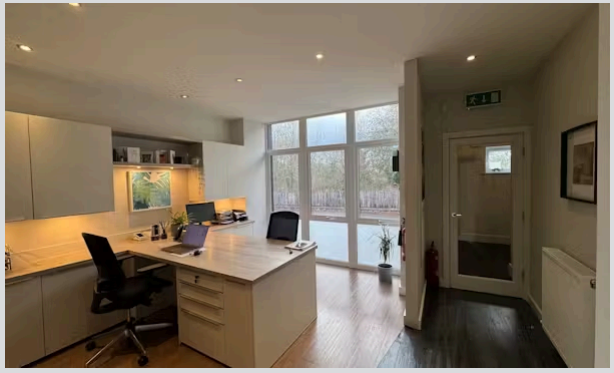
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LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable

PRICE
£132,500

NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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