

Available Immediately

TO LET



BUILDING/WORKSHOP SUMMER HOUSE FARM Ashton Road, Lancaster, LA1 5FB

Rental Price: £25,000 per annum plus *fees* and subject to conditions (on a tenant full repairing and insuring basis for a negotiable lease term)

Viewing: Through Richard Turner & Son Bentham Office

Comprising a large 'L' shaped agricultural building/workshop/store approx. 4,000 sq ft with twin doors and yard area. Currently used by a landscaping contractor but offered with vacant possession. Situated in a private location down a long private shared driveway just off Ashton Road.

VIEWING ESSENTIAL

Lease Terms:

The property is available on a negotiable lease terms basis.

Location:

Heading out of Lancaster city centre towards the Hospital take the third exit off the roundabout onto Ashton Road. Pass Ripley School and Haverbreaks Road and take the next right into Storey Hall, immediately turn right again down a private road, through some gates and head to the top of the hill then turn right. The property is through the gates.

Description:

Large 'L' shaped agricultural building/workshop/store with concrete floor, toilet and staff area. Internal floor area approx. 4000 sq ft.

Outside:

Spacious yard area to the front for ample parking.

Services:

Mains water and electricity connected. Private septic tank drainage installed.

Lease Term:

The property is available on a negotiable lease terms basis.

***Fees*/Rent/Conditions:**

Rental offers are invited £25,000 per annum; **in addition to the rent the tenant will also be responsible for the payment of insurance costs, business rates, services and all usual outgoings.**

The ingoing tenant will also be responsible for the landlord's **reasonable legal** costs incurred in connection with the preparation of the lease.

In order for us to comply with Government Legislation, we will require all prospective tenants to complete an "Identification Verification Questionnaire" together with providing to us prescribed information as per a standard form which will be provided by us. Please note there will be a **processing charge of £5.00 (inc. VAT)** per applicant. A record of the search will be retained on our files.

VAT:

We understand that the premises **have not been** elected for VAT purposes and therefore the same is not chargeable on any rent; however the landlord **reserves the right** to elect for VAT at anytime.

Business Rates:

Please Note: This property may qualify for small business rates relief and accordingly, due to the present rateable value being under £12,000, we are led to understand from Lancaster City Council that if an application is successful then the property may be deemed rates exempt.

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