

PM155

For Sale or To Let by Direction of R.W. Fleming

Freehold Former Butchers Shop



**45 Main Street
High Bentham, Nr Lancaster, LA2 7HJ**

Price: £60,000 Region

Rental Price: £425 per calendar month (subject to terms and conditions)

Viewing: Through Richard Turner & Son Bentham Office.

Comprising a single storey, compact, former butchers shop premises with low overheads occupying a prime main street location in the busy rural market town of High Bentham.

Lease term negotiable but preferably minimum 3 years.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Accommodation Viz:-

Shop: Fully tiled walls, stainless steel single drainer sink unit with mixer tap, stainless steel hand wash sink, strip lighting, recessed ceiling spot lighting, telephone point, back door.
19'3 x 9'4 average
(5.89m x 2.84m average)

Adjoining Walk In Cold Store: Refrigeration unit with light installed.
6'2 x 6'2 (1.88m x 1.88m)

Outside:

Pavement frontage; WC, storage shed and small strip of land to the rear.

Right of way on foot over the rear of No 43 Main Street (Fisher Hopper office).



Fees/Rent/Conditions:

The tenant will be responsible for the payment of insurance costs, business rates, services and all usual outgoings.

The property will be let on a tenant fully repairing and insuring basis.

Rent proposed to be payable monthly one month in advance by bank standing order (unless negotiated otherwise).

A rental deposit of £1,000 will be required and payable in advance.

Fees/Rent/Conditions:

The tenant will be responsible for the payment of insurance costs, business rates, services and all usual outgoings.

The prospective tenant will also be responsible for payment of a "DILIGENT" fee (*Diligent Referencing Service*) representing a security check charge to the sum of £30.00 (*inc. VAT*) per Adult person.

Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the prospective tenant to undertake a search with Experian for the purposes of verifying identity. To do so Experian may check details supplied against any particulars on any database (public or otherwise) to which they have access. They may also use the details in the future to assist other companies for verification purposes. A record of the search will be retained.

The property will be let on a tenant fully repairing and insuring basis.

Rent proposed to be payable monthly one month in advance by bank standing order (unless negotiated otherwise).

A rental deposit of £1,000 will be required and payable in advance.

The ingoing tenant will also be responsible for payment (in advance) of the Landlords legal costs up to a maximum of £1,000 + VAT for the preparation and serving of the lease agreement.

Tenant to be responsible for payment of business rates (if applicable).

Please Note: This property may qualify for small business rates relief and accordingly, due to the present rateable value being under £6,000, we are led to understand from Craven District Council that if an application is successful then the property may be deemed rates exempt however prospective tenants are advised to undertake their own enquiries direct with the rating authorities Craven District Council.

Services: Mains water, electricity and drainage connected.
Mains gas available subject to application.

Tenure: Freehold with vacant possession upon completion.

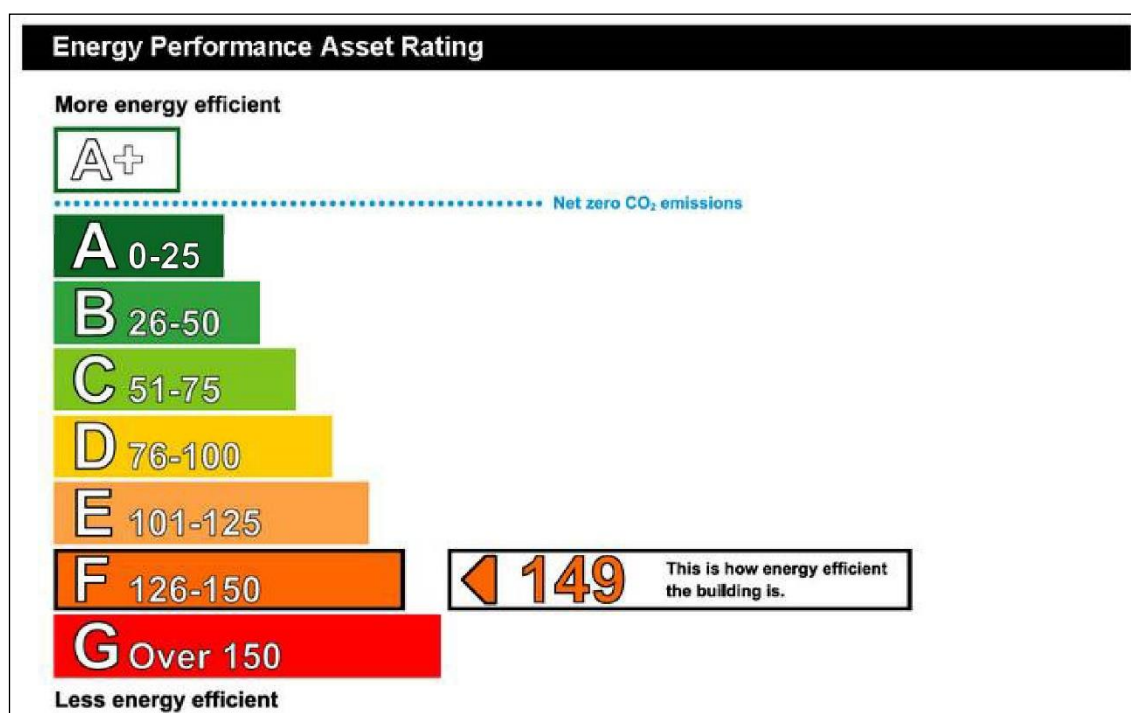
Solicitors: Oglethorpe, Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

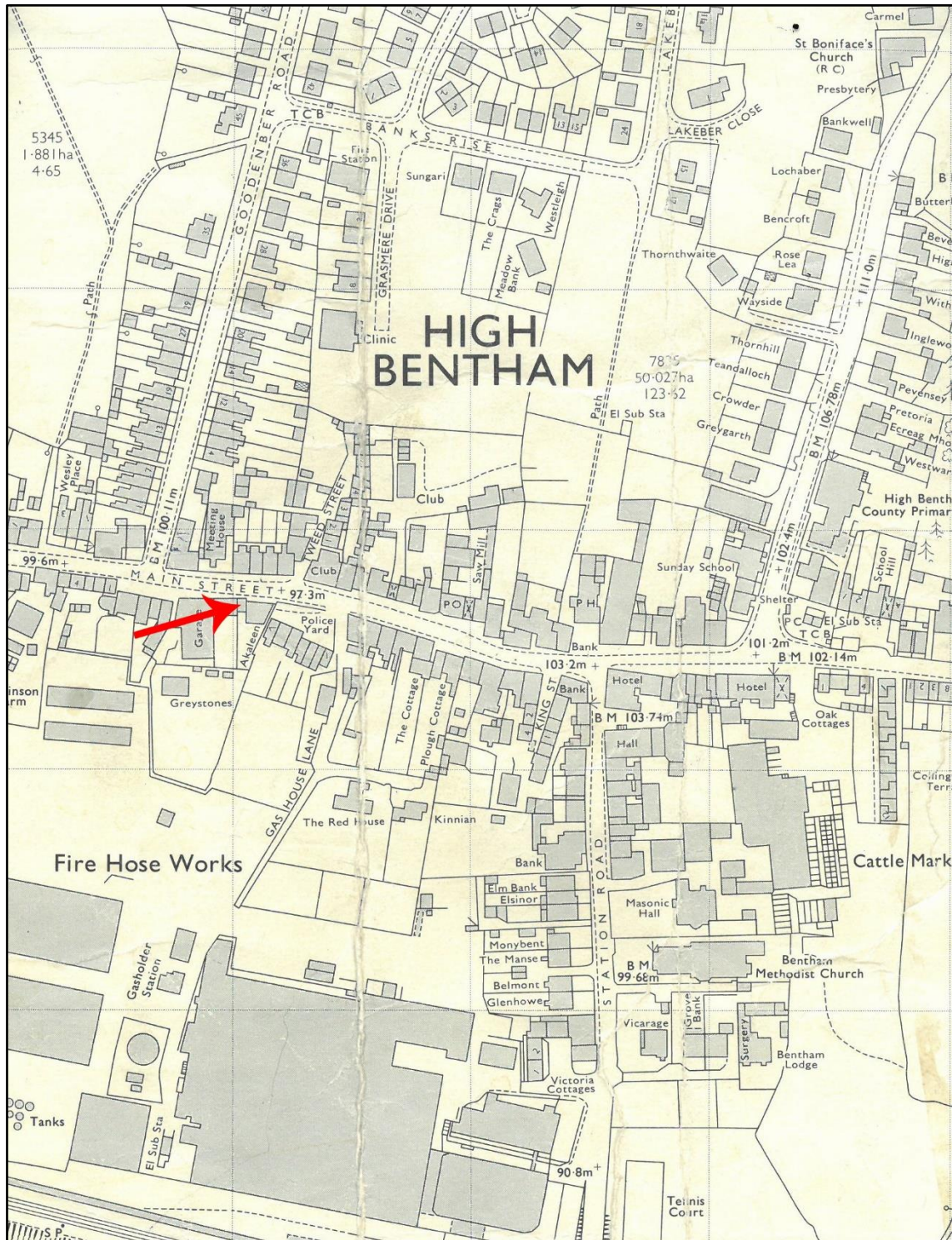
Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate



Location Plan



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