

**TO LET**

**PLET295**

**3825 sq feet Commercial Unit (355 sq meters)  
With Tarmac Forecourt and Side Storage Areas**



**Mill Lane Garage (Unit 3b)**

(Off Wenning Avenue), **High Bentham, LA2 7NB**

**Rental Price: Offers Invited Circa £13,000 per annum plus \*fees\* and subject to conditions  
(on a tenant full repairing and insuring basis for a minimum term of 3 years)**

**Viewing: By prior appointment through Richard Turner & Son Bentham Office.**

Being a concrete block built / part roughcast / part rendered commercial unit with a steel profile roof and concrete floor extending ground floor internally to circa 3,700 square feet (343m-sq.) together with a first floor office area and having a generous tarmac forecourt 105' x 68' approx (32m x 20.73m.)

Gas fired central heating, security alarm, security mesh internal window grills and 3 phase electricity installed.

Perimeter security fencing being installed imminently by the landlord.

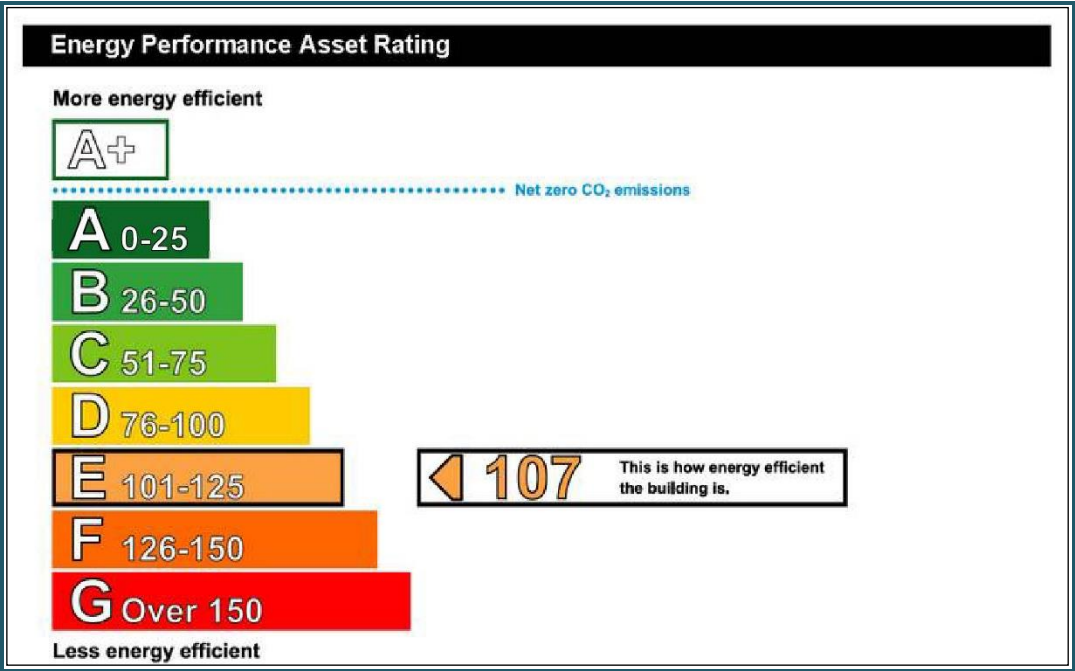
Conveniently situated on the entrance to High Bentham Industrial Estate on the town fringe, within 15 miles of Lancaster and the M6.

<b>Services:</b>	3 Phase electric, metered mains water, gas fired central heating and private septic tank drainage installed.
<b>Lease Terms:</b>	The property is available by way of a new <b>"Tenant full repairing and insuring lease"</b> for a minimum term of 3 years or multiples thereof.
<b>*Fees*/Rent/Conditions:</b>	<p><b>In addition to the rent the tenant will also be responsible for the payment of insurance costs, business rates, charges for services and all usual outgoings.</b></p> <p><b>The ingoing tenant will also be responsible for the landlord's reasonable legal costs incurred in connection with the preparation of the lease (estimated costs circa £1,000 + VAT).</b></p> <p>Any prospective tenant will also be responsible upon application to rent for payment of <b>"DILIGENT"</b> fee (<i>Diligent Referencing Service</i>) to cover charges for a security check to the sum of £30.00 (<i>inc. VAT</i>) per Adult person.</p> <p>Following successful referencing and acceptance of a tenants application by the landlord, 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 (<i>inc. VAT</i>) per applicant. A record of the search will be retained on our files.</p>
<b>Planning Consent / Usage:</b>	Class B2 Usage – planning approval granted for use as a commercial garage for servicing and repair of vehicles ( <i>planning requirements can be discussed with Craven District Council Tel: 01756 706 470</i> ).
<b>Business Rates:</b>	<p><b>Rateable Value: £9,800 (verbal enquiry only) 2017 / 2018.</b></p> <p><i>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 Craven District Council that if an application is successful then the property may be deemed rates exempt.</i></p>
<b>VAT:</b>	<b>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.</b>
<b>Agents:</b>	<p>Richard Turner &amp; Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.</p> <p><b>Through whom all offers and negotiations should be conducted.</b></p>
<b>Solicitors:</b>	Oglethorpe, Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster. LA1 1YG. Tel: 01524 846 846.



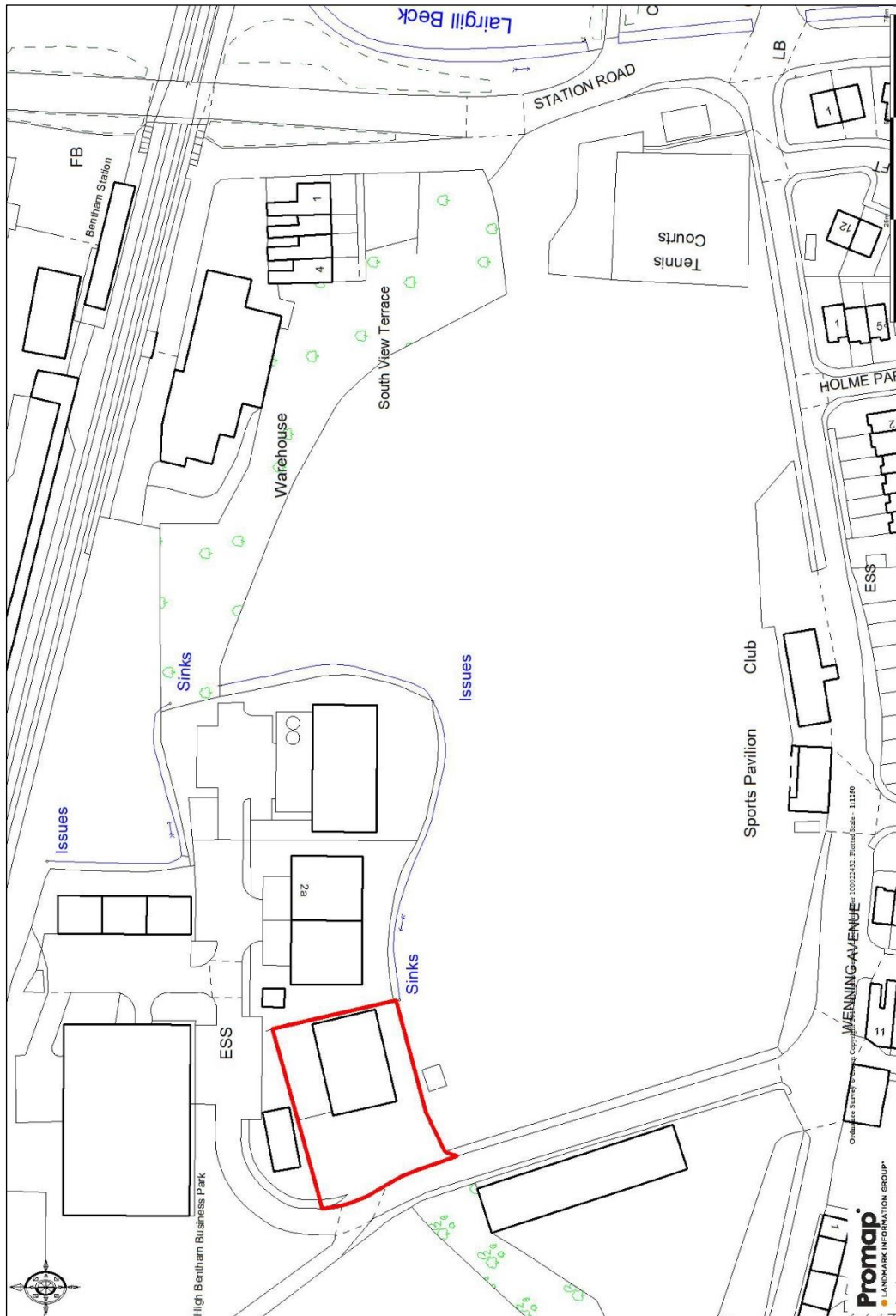
*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

**Commercial Energy Performance Certificate**





## Access / Boundary Plan



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