

Available Immediately:

**TO LET: £25,000 per annum**

plus \*fees\* and subject to conditions (on a tenant full repairing and insuring basis for a negotiable lease term)  
OR

**FOR SALE: £350,000 Region**



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

Viewing: Strictly by prior appointment 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.

Situated in a private location down a long private shared driveway just off Ashton Road.

Agricultural land available by separate negotiation.

**Lease Terms:** The property is available on a negotiable lease terms basis.

**FOR AGRICULTURAL USE ONLY**

**VIEWING ESSENTIAL**

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

T: 015242 61444 E: [property@rtturner.co.uk](mailto:property@rtturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)

### 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, turn right again, the yard area and building are through further gates.

### Description:

Large 'L' shaped agricultural building/workshop/store  
90'0 x 29'0 and 53'6 x 29'0 (27.45m x 8.84m and 16.33m x 8.85m)  
Concrete floor, toilet and staff area, generous storage with 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.

**Tenure:** Freehold with vacant possession upon completion.

**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.**

## 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.***

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.

***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.***





**Copy Title / Boundary Plan**



Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

Royal Oak Chambers, Main Street,  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: [bentham@rturner.co.uk](mailto:bentham@rturner.co.uk)

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: [mailto:kendal@rturner.co.uk](mailto:mailto:kendal@rturner.co.uk)



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