

Prominent corner location within Mintsfeet Industrial Estate, Kendal

Unit of 5,969 Sq.ft (554.5 S.qm) on a site of 0.37 Ac (0.15 Ha)



Mintsfeet Road South, Kendal

The property is available for immediate occupation and can be used for a variety of uses (subject to planning).



The property benefits from the following:

- Potential development site
- Prominent and established trade location
- Fully fitted trade counter
- Large mezzanine store
- 2 roller shutter doors
- Apex height of 6.9m
- Eaves height to 5.1m
- Large office content
- Allocated car parking
- Extensive yard to the rear



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Location

The property is located within Mintsfeet Industrial Estate, which is an established trade counter destination within Kendal, Cumbria.

Mintsfeet Industrial Estate can be accessed via Shap Road (A6), with Castle Green Road and the A684 providing access to Junction 37 of the M6, which is located 4.6 miles (7.5 Km) to the west of the property.

Kendal Train Station is located 300 metres to the south.

Accommodation

We have measured the premises in accordance with the RICS Property Measurement, 2nd Edition (Jan 2018), as follows:

	SQ.M	SQ.FT
GF Reception and Office	49.6	533.7
GF Kitchen / WC	13.1	140.3
Warehouse	491.9	5,295.1
Total GIA	554.5	5,969.2
Mezzanine Height of 2.5m	52.9	569.7

Description

The property comprises of a detached steel portal frame unit with trade counter and reception areas on the ground floor with mezzanine storage above.

The property benefits from the following:

- Potential development site
- Fully fitted trade counter
- Large mezzanine store of 569 Sq.ft (52 Sq.m)
- 2 roller shutter doors
- Strip lighting and roof lights internally
- Brick elevations
- Apex height of 6.9m
- Eaves height to 5.1m
- Allocated car parking
- Extensive yard to the rear

Rateable Value

We understand that the property is entered into the 2017 Valuation List as follows:

Vehicle repair workshop and premises – Rateable Value of £28,750 per annum.

Terms

The freehold title is available for sale.

Price – upon application.

Viewing

By appointment through sole agents, Gerald Eve LLP.

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EPC

The property has a Energy Performance Asset Rating of D99

Conditions under which these particulars are issued

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