

- 29,611 sq ft on site of approximately 0.81 acres
- Capable of sub-division
- Surfaced car park for around 25 cars
- 3 roller shutter loading doors
- Detached Warehouse with offices & mezzanine floor
- On the edge of Ambleside, within a 5 minute walk to the village centre
- Freehold with vacant possession

# FOR SALE

## WITH VACANT POSSESSION

(WITH POTENTIAL FOR CHANGE OF USE & REDEVELOPMENT)



**ROTHAY ROAD INDUSTRIAL ESTATE**  
**ROTHAY ROAD • AMBLESIDE • CUMBRIA • LA22 0HQ**



# ROTHAY ROAD INDUSTRIAL ESTATE

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Scandale Beck



## LOCATION

Ambleside is located on the northern end of Lake Windermere within the Lake District National Park, around 15 miles north-west of Kendal.

The property is located off Rothay Road, on the western fringe of the town centre, adjacent to a very large public car park and close to additional car parks serving the town.

## DESCRIPTION

A detached steel portal framed warehouse building with a mezzanine floor providing additional warehouse and office space. It benefits from having 3 roller shutter loading doors (each 4.3m high x 5.4m wide).

The property is capable of sub-division and has a tarmacadamed surface car park to the front providing around 25 car spaces. The office space is easily reconfigurable to warehousing if needed.

## PLANNING

The property currently benefits from planning permission for B2 (General Industrial) use, and in December 2018 planning permission was granted for a mix of uses comprising, warehouse, offices, visitor's centre, café and retail, associated with a Factory Shop use.

Other uses may be considered suitable, subject to planning permission.

## RATING ASSESSMENT

We are advised that the property has the following Rating Assessment:

Description	"Warehouse & Premises"
Rateable Value	£48,500

## ACCOMMODATION

The property is arranged as follows:

Ground Floor Warehouse	11,758 sq ft	(1,092 sq m)
Ground Floor Offices	3,122 sq ft	( 290 sq m)
First Floor Offices	4,551 sq ft	( 422 sq m)
Mezzanine Floor	10,180 sq ft	( 946 sq m)
<b>TOTAL</b>	<b>29,611 sq ft</b>	<b>(2,750 sq m)</b>

## TENURE

Freehold with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises have an EPC Rating of C (52). A copy of the EPC can be made available upon request.

## FLOODING

The site is located in a High Risk flooding area, but the Vendors have constructed significant flood defenses to reduce such risks.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

## PROPOSAL

We are seeking offers for the **Freehold interest with full vacant possession**. We understand that the property is elected for VAT. All figures quoted are exclusive of VAT.

## CONTACT

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