



For Sale

Unit 2, Station Yard, Grange-Over-Sands, Cumbria, LA11 6DW

1,109 Sq Ft | 103.03 Sq M

£150,000 for the freehold

£12,000 per annum

- Rare Opportunity
- Freehold Industrial Unit
- Well located

FOR SALE - £150,000 For the
▪ freehold
TO LET - £12,000 Per annum



Description

Situated on the well established Station Yard trading area in Grange over Sands this is a rare opportunity to purchase a freehold industrial unit. Offered with vacant possession this good sized unit has roller shutter and private access doors, a mezzanine level and various storage areas internally. WC facilities are also located within. The property offers parking for around 3/4 vehicles and fabulous views over the Kent Estuary.

Location

Situated on Station Yard Trading Estate which is located on the main road into Grange over Sands is a seaside town which benefits from not only its resident population of around 4000, there is a wide catchment area and also excellent tourist trade throughout the year. Nearby retailers include, Different Strokes Decorating, Karen Rhodes Events Catering and Station Yard Garage.

Accommodation

Area	SO FT	
GIA	103.4	
Total	1,109	

Services

We understand main water and electricity are laid on to the property.

EPC

Energy Performance Asset Rating:

Terms

The unit is available for sale at an asking price of £150,000 or offered to let at a term of years to be agreed at £12,000 per annum.

Business Rates

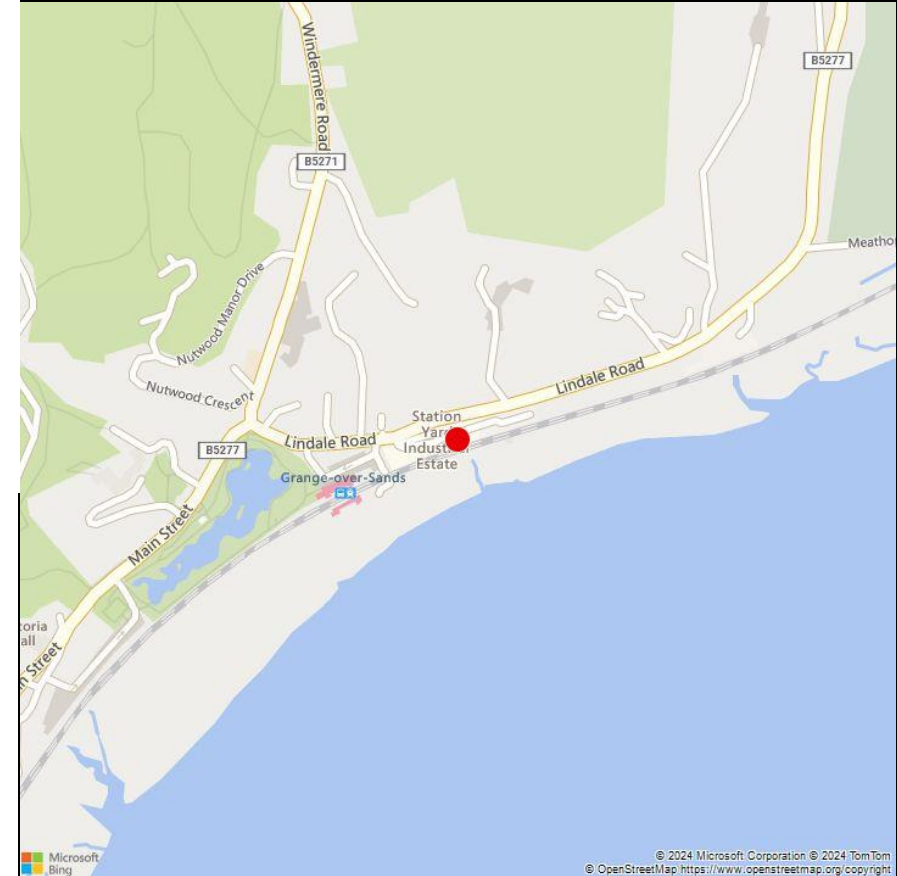
The property has a rateable value of £5900, therefore any incoming tenant or purchaser may receive small business rate relief.

Money Laundering

In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed incoming tenants or purchasers.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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