

Building at Buttle House Farm, Hutton Roof, Cumbria LA6 2PF

£1200 Per Calendar Month (Plus VAT)

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- Versatile rural workshop of just under 4,050 sq ft
- Suitable for a variety of uses including workshop and storage.
- Established location with other commercial users
- Excellent access – Approximately 10 minutes from Junction 36.
- Available to occupy on a licence from December.

Buttle House Farm occupies an attractive rural position, convenient for access to Kirkby Lonsdale and to Junction 36 of the M6 motorway, via the A65. The property is positioned adjacent to a mix of other commercial and agricultural buildings making this a well established site.

The property is an attached workshop of 4,050 sq ft, offering a versatile open area which would lend itself to a range of workshop and storage-based uses. The unit is of steel portal from construction, part concrete panelled walls and Yorkshire boarding above with a concrete floor internally.

The unit has vehicular access to the front, via a shared concrete forecourt area. Mains electricity is connected (sub-metred) and the unit has the use of communal WC facilities.

The unit is available immediately by way of a licence-to-occupy, at a licence fee of £1200 per calendar month, which is exclusive of utilities and rating liability (tenant may be eligible for Small Business Rates Relief).

General Remarks

Services: The property has the benefit of mains electricity and mains water connected. All services are charged on a sub metered basis, in additional to the licence fee.

Please note: The Tenant is responsible for all services connected to the property during their occupation.

Business Rates: The occupier is liable for any rates payable during their occupation.

Local Authority: Westmorland and Furness Council.

VAT: Please note VAT is payable in addition to the monthly rent.

Use & Planning: The property is currently utilised as workshop and storage premises. Any alternative uses will need prior licensor approval and may require planning consent.

Licence Terms: Negotiable. The accommodation is offered by way of a licence to occupy. Prospective occupiers should obtain independent advice regarding the nature of the arrangement and the rights granted under the licence.

Viewings: Viewings are strictly by appointment with the sole letting agents.

References & Guarantors: Any applicants may be required to provide references.







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