

Industrial

Hyde Harrington



TO LET

1230 Sq Ft

114 Sq M

The Silver Works
Aynsome Lane
Cartmel
Grange-Over-Sands
LA11 6HH

Key Features

- Highly desirable location
- Suitable for a variety of uses.
- Large outdoor area
- £10,500 per annum PLUS VAT



The Silver Works, Aynsome Lane, Grange-Over-Sands, LA11 6HH

Description

This single story detached property, is situated on the main road into Cartmel from the A590 off Crag Lane. Offering a rare opportunity to let space in Cartmel, that would be suitable for a variety of uses.

Currently configured as office space with offices arranged in various sizes within. Accessed via a private access door that leads into a large open office space. From there a corridor leads to further office spaces, a kitchenette and WC facilities. Surrounding the property is a large area of stone surface land and garden areas which would provide ample parking and outdoor seating areas. The property could offer itself as a tea rooms, showroom space or clinic subject to planning

Location

Located off Crag Lane as you head in the the honeypot village of Cartmel this property is set within a court yard area of similar properties. The Silver Works offers a picturesque location surrounded by residential and farm buildings. Cartmel is a highly desirable village to the south of the Lake District and approximately 2 1/2 miles northwest of Grange-over-Sands.

Accommodation

	Sq Ft	Sq M
GIA	1230	114
Total	1230	1140

Services

We understand the property is connected with mains water gas and electricity.

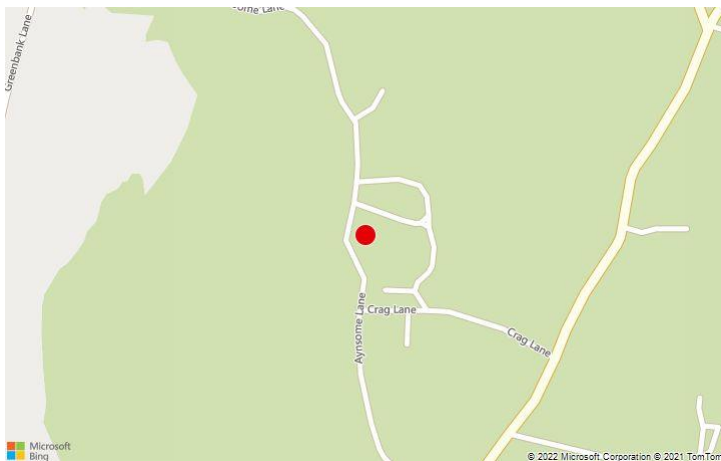
Terms

The property is available to let at an asking rent of £10500 for a term of years to be agreed. Ingoing incentives may be available.

EPC

Energy Performance Asset Rating: TBC

File Ref:11324K Details prepared September 2022



Hyde Harrington

Viewing and further information:

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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 Hyde Harrington.
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.