

Other

Hyde Harrington



To Let

Mill Mews
Rear Of Appleby Road
Kendal
LA9 6ES

892 Sq Ft
82.87 Sq M

Key Features

- Private Courtyard Area
- 2 Parking Spaces
- 892 sq ft
- £6,000 pa



Mill Mews, Rear Of 44 Appleby Road, Kendal, LA9 6ES

Description

Accessed via a private road off Appleby Road, Kendal this stone built property is set to the back of a private dwelling in a courtyard area. The property is a self-contained, detached single storey office. The internal accommodation is cellular in layout with five distinct offices areas, with electric wall heaters and timber framed double glazed windows. There is a server/storage room and kitchen with wall and floor units, sink, dishwasher with two WC's off. The offices are well presented and ready to move in to.

Suitable for continued office use or would suit a local business requiring offices and storage space.

To the entrance of the courtyard area there are 2 designated parking spaces.

Location

Located off Appleby Road , Kendal and set back within a private courtyard area.

Accommodation

	Sq Ft	Sq M
Offices	809	75.16
Kitchen	82	7.62
Total	891	82.78

Services

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

Terms

The property is available to let on a new lease for a term of years to be agreed at an asking rent of £6000 per annum

EPC

Energy Performance Asset Rating: TBC

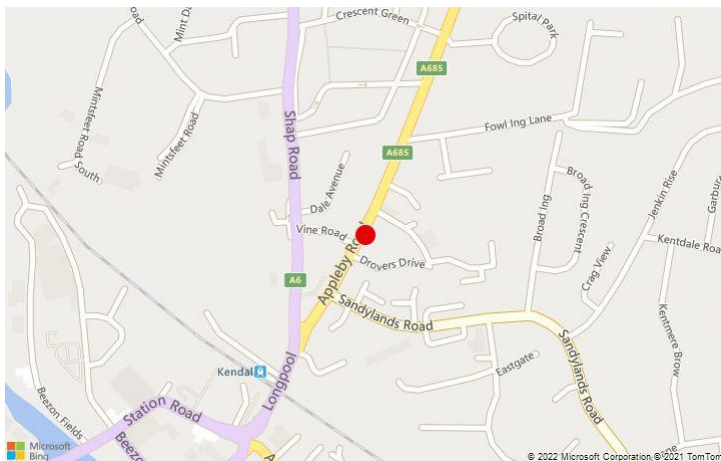
Legal Costs

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

VAT

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

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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.