



To Let/May Sell

Hawshead Sawmill,
Hawkshead,
Ambleside, Cumbria,
LA22 0PL

6,663 Sq Ft | 618.99 Sq M
Gross Site Area: 0.115 ha (0.283ac)

£30,000 per annum exclusive

May Sell

- Lake District Location
- Generous yard space
- Retains some original features
Rare Opportunity
- £30,000 PA



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Description

A fabulous former Mill building, set in a peaceful riverside Lake District location. This is an extremely rare opportunity to let workshop space, currently comprising 3 areas, some retaining original mill features. The first workshop building sits to the left of the site, this building offers largely open plan workshop/warehouse space to the ground floor with offices and WC facilities to the first floor. From the ground floor of this workshop, it leads to the second large open workshop space, all on ground floor level. To the end of the two units is a further self contained space. To the front of the property is a gravelled area offering a generous yard and parking.

Location

Situated in an idyllic location, on the outskirts of Hawkshead Village, conveniently positioned for all village amenities whilst the popular villages of Ambleside and Coniston are only a 10 minute drive away.

Accommodation

Area	SQ FT	SQ M
Overall Building	6,663	618.99
Gross Site Area	0.12	0.3
Total	6,663	618.99

land and building may be considered, please enquire to the office.

Money Laundering

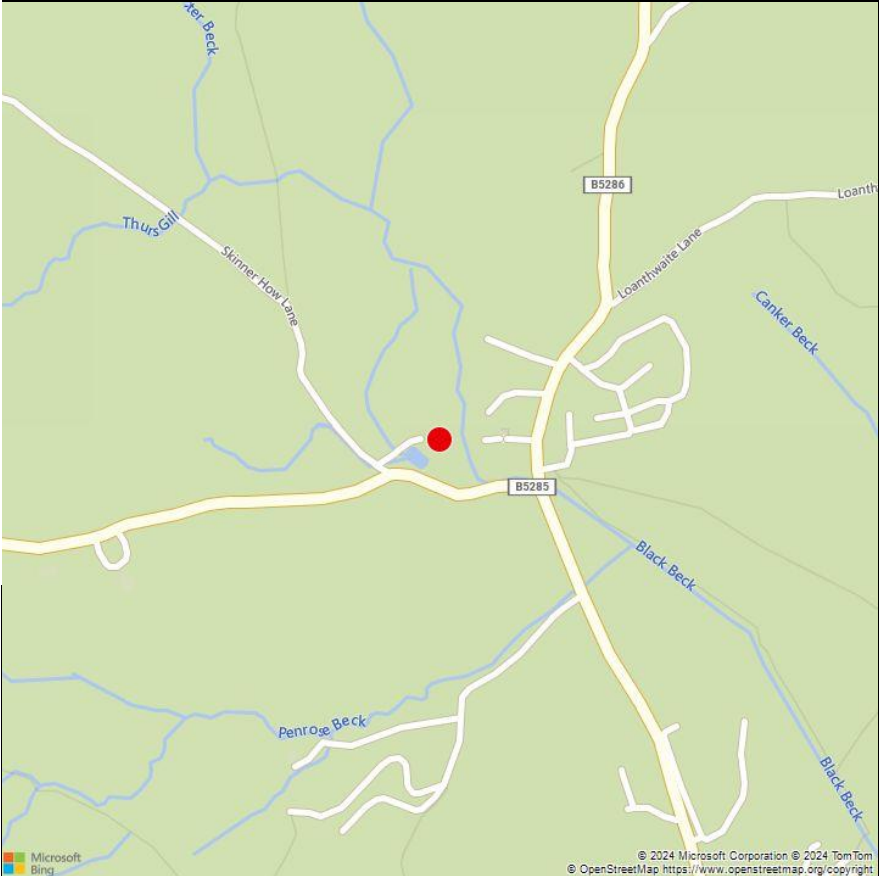
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

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.



Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk



Services

The property is connected with main water, drainage and electricity

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to let on a new 5 year term, at an asking rent of £30,000 per annum. A sale of the

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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CHARTERED SURVEYORS



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