

A photograph of a large, single-story building with a grey stone wall and a dark roof. The building has a central entrance with a small awning and a sign above it that reads 'The Bays'. To the left of the entrance, there is a sign with 'The Bays' and a logo. To the right, there is a sign with 'The Bays' and a logo. The building is situated on a grassy hillside. In the foreground, there is a gravel driveway. Several vehicles are parked on the left side of the driveway, including a silver car, a black van, and a dark car. On the right side, there is a dark car and a van. The sky is blue with some clouds.

**FOR SALE**  
**Millstones Business Centre,**  
Bootle, Cumbria, LA19 5TJ

**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS



# Millstones Business Centre

Bootle, Cumbria, LA19 5TJ

A unique opportunity to acquire a business centre located within the Lake District National Park comprising of four let units with communal areas and car parking.

- Investment opportunity
- Business centre
- On site car park
- Western Lake District Location

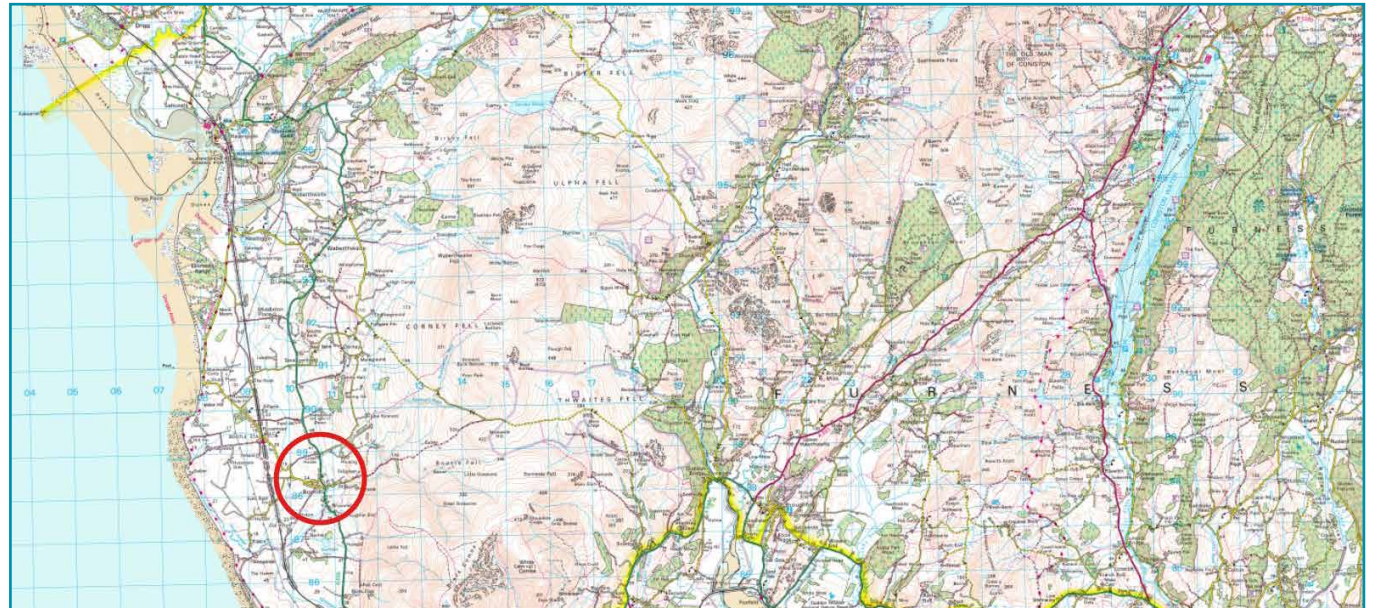
The property is in the village of Bootle in West Cumbria, within the Lake District National Park. The site extends to approximately 0.83 acres in total.

## Selling agents

### Davidson & Robertson

7M Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0QT

Tel: 01900 268 633  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



## Situation

Millstones Business Centre is located in the village of Bootle, which offers a local shop and a post office. The village provides a peaceful rural atmosphere, while still being well connected to nearby larger towns.

Bootle is easily accessible from the A595 which boasts good access to West Cumbria, Carlisle to the North, and Broughton in Furness to the South.

Millom – 8 Miles  
Broughton in Furness – 12 Miles  
Seascale – 14 Miles  
Whitehaven – 25 Miles  
Workington – 32 Miles  
Cockermouth – 36 Miles

## Access

The property can be accessed directly from the A595

The What3words code for the property is: /// fewer.rift.revision

The nearest postcode is LA19 5TJ

An access will be retained by the vendors in order to access adjacent agricultural land.

## Directions

From the centre of Whitehaven, head south on the A595, traveling for approx. 24 miles. Upon entering the village of Bootle the Millstones Business Centre will be on the right-hand side with access directly into the car park.

### Description

Millstones Business Centre is located in the village of Bootle. The business centre provides a range of commercial spaces for local businesses, offering both small office units and potentially larger business spaces, making it attractive to various businesses looking for a base in the area.

The business centre is currently occupied by four tenants offering an attractive proposition to those seeking an investment. The current rent passing is £2,190 per calendar month (excluding VAT).

The business centre consists of the following:

#### Cafe

Comprising open space for dining, kitchen facilities, and two W/C's.

#### Buzz Cycles

Open shop space.

#### The Owl Trust

Office/retail space.

#### Communal W/C

#### Gym

With separate W/C and separate shower.

### Services

The property benefits from mains electricity, water and drainage.

Please note that we have not been able to test any services or make any judgement on their current condition. Prospective purchasers should make their own enquires.

### Business Rates

Business rates are paid by the tenants.

### Fixtures & Fittings

No warranties are given for the fitted appliances.

### Energy Performance Certificate Rating

The EPC rating has been assessed as Band B. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

### Planning & Development

Prospective purchasers should make their own investigations into any planning and building consents and seek their own relevant and professional advice. It is assumed that all current uses are lawful. The full planning history can be provided upon request from the Selling Agent, in particular, the conversion of the building into a tearoom and craft facilities as conditionally granted under the planning reference 4/05/0487/4 in 2005.

### Mineral Rights

To the extent they are included within the vendor's title.

### Local Authority

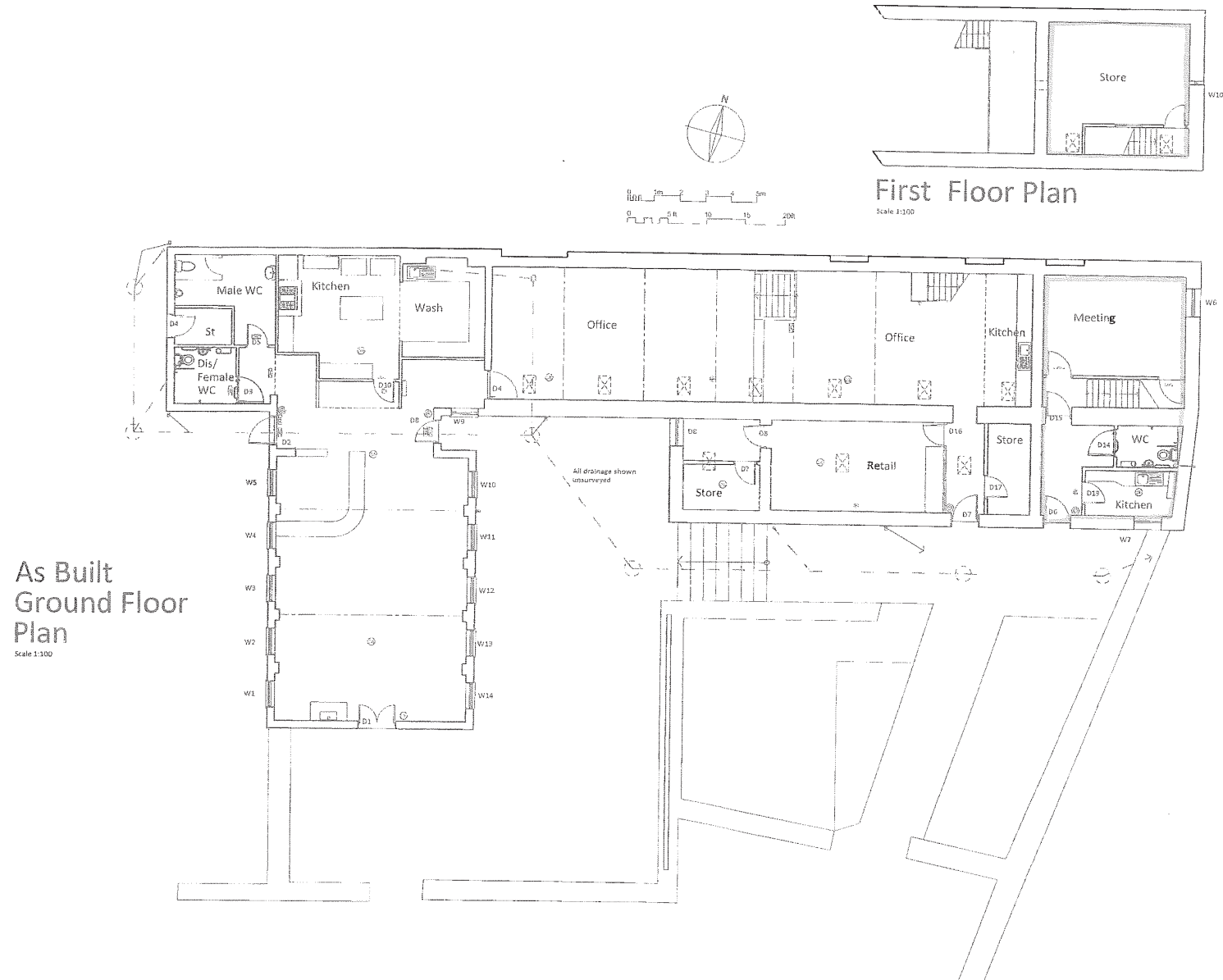
Cumberland Council  
Civic Centre Rickergate  
Carlisle  
CA3 8QG  
Tel: 0300 373 3730







## Indicative Floor Plan



1	Male WC
2	Female WC
3	Dis
4	Store
5	Office
6	Meeting
7	Kitchen
8	Wash
9	Store
10	Retail
11	WC
12	Kitchen
13	Dis
14	Store
15	Office
16	Meeting
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18	Wash
19	Store
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105	Office
106	Meeting
107	Kitchen
108	Wash
109	Store
110	Retail
111	WC
112	Kitchen
113	Dis
114	Store
115	Office
5	

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd.  
Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

### Date of Entry

By mutual agreement.

### Deposit

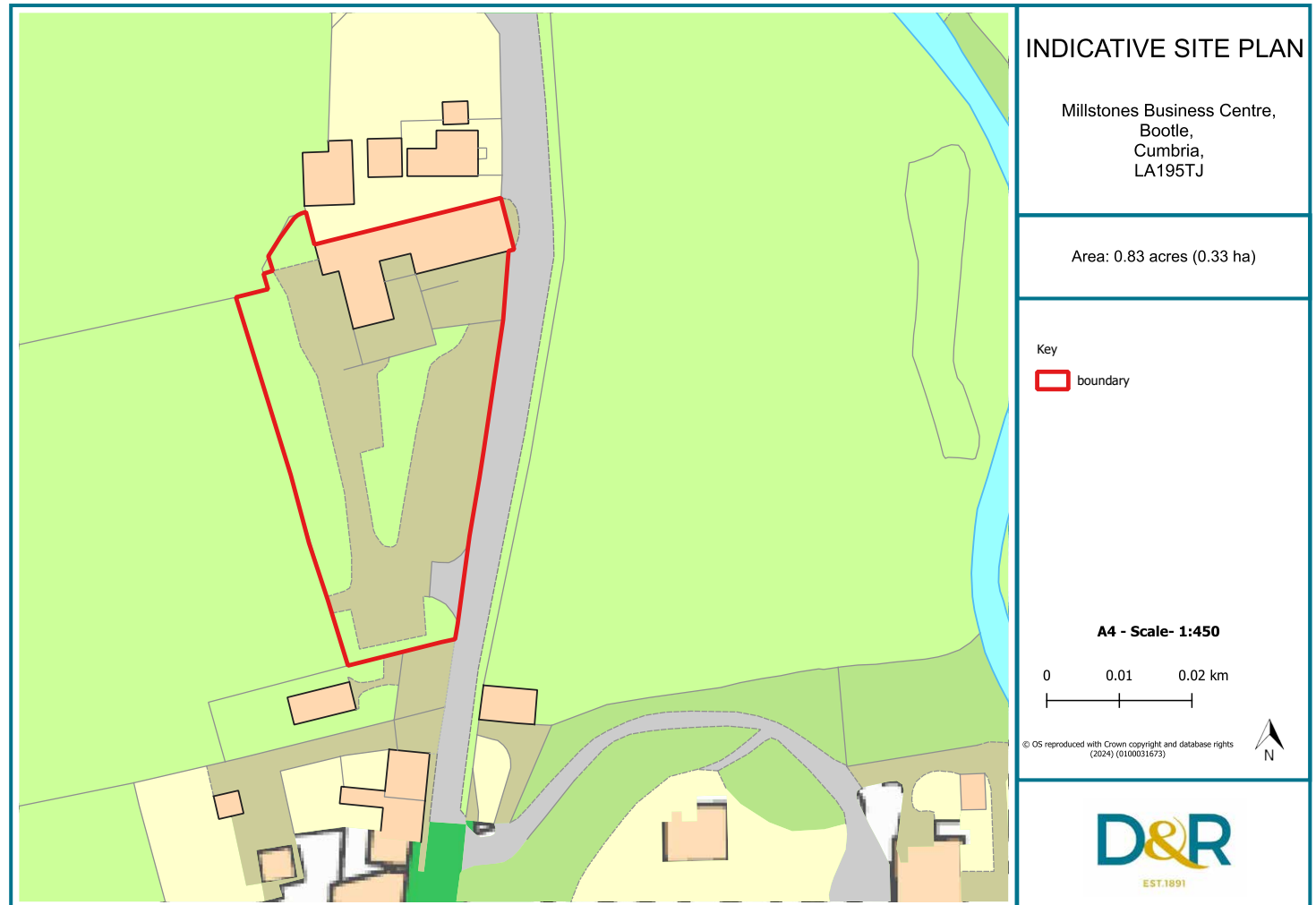
A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### VAT

TBC.

### Solicitor

FAO Sarah Carr-Baugh  
Burnetts Solicitors LLP  
Victoria House  
Wavell Drive  
Rosehill  
Carlisle  
CA1 2ST  
Email: scb@burnetts.co.uk





### Important Notes

Interested parties should register their interest and any proposals should be submitted to sales@dr rural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

### Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 paperwork, to the Selling Agent.

### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Particulars and misrepresentation These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.
12. Particulars Prepared : May 2025
13. Photos Taken : May 2025

