

TO LET



Commercial/Industrial/Light Industrial/1018 sq. ft. (95 sq. m.)/£8,500 per annum

Unit 2 Petteril Terrace, Carlisle –

UNDER OFFER

Carlisle, CA1 2PS - UNDER OFFER

Walton Goodland

agency@walgoodland.com

01228 514 199 (Carolyn Hardy dealing)



DETACHED LIGHT INDUSTRIAL UNIT / WORKSHOP TO LET WITH SMALL YARD AREA TO FRONT

- LOCATED OFF LONDON ROAD, WITH ACCESS TO CARLISLE CITY CENTRE AND THE M6 MOTORWAY (J42) VIA THE A6
- PROPERTY WITHIN GATED COMPOUND SHARED WITH ADJACENT OCCUPIERS
- IDEAL FOR SMALL TRADE / CONTRACTORS LOCK-UP / WORKSHOP

DESCRIPTION

The property comprises a brick and clad industrial workshop with roller shutter door access.

The rear of the property fronts Petteril Terrace, accessible via a surfaced road way to the rear of the residential area.

RATEABLE VALUE

Store and premises: £7,700 (2023 List)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note that as of 1 April 2017 if your Rateable Value is £12,000 or less, and this is your only commercial property, then no business rates will be payable, subject to status.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating – E124

ACCOMMODATION

The property comprises the following approximate areas:

Warehouse	453 sq. ft. (42 sq. m.)
Roller Shutter Door	3m x 2.99m
Max Eaves Height at Pitch	4.9m
Office/Stores	326 sq. ft. (30 sq. m.)
Kitchen	Stainless
Steel single drainage sink unit with wall and base units	
Mezzanine (Gross Area)	527 sq. ft. (49 sq. m.)
Mezzanine (Usable Area)	239 sq. ft. (22 sq. m.)
Toilet	1
WC and 1 WHB	

SERVICES

Mains electricity, water and drainage are available at the property.

RENT

£8,500 per annum, exclusive of Business Rates, VAT and all other outgoings.

LEASE

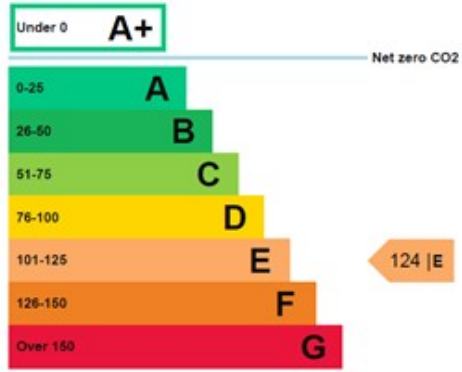
A new lease for a term of years to be confirmed on fully repairing and insuring terms.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.



This property's current energy rating is E.



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