

TO LET



Commercial/Light Industrial/591 sq ft (54 sq m)/£3,750 per annum

Unit 5 Station Yard, Alston

Cumbria, CA9 3HN

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



LIGHT INDUSTRIAL MODERN WORKSHOP ON SMALL INDUSTRIAL ESTATE ADJACENT RAILWAY STATION

- INITIAL 3-YEAR LEASE TERM
- RENT PAYABLE MONTHLY IN ADVANCE
- TENANT RESPONSIBLE FOR INTERNAL REPAIR AND DECORATION

DESCRIPTION

The unit comprises modern single-storey workshop/light industrial accommodation of steel frame and blockwork construction beneath a mono-pitch and profile roof.

There is an integral toilet, personnel access door and up-and-over loading door.

LOCATION

Station Yard is adjacent to Alston station and approximately ¼ mile from the town centre.

Alston is 28 miles east of Carlisle and 20 miles from access to the M6 motorway at Junction 40, Penrith.

ACCOMMODATION

The property comprises the following approximate areas:-

591 sq ft (54 sqm)

SERVICES

All mains services are connected including gas central heating and disabled toilet accommodation incorporating 1 No WC and 1 No WHB.

The tenant is responsible for the payment of all utilities.

RATEABLE VALUE

£2,900 (2023 listing)

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

Please note that where a rateable value is less than £12,000 and this is the tenants only property then no business rates will be payable, subject to status.

LEASE

A new lease for a 3-year term on internal repairing and insuring terms (including doors and windows). Some flexibility maybe considered within the lease term.

Available from December 2024.

VAT

VAT is payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C55.

VIEWINGS

Please contact Walton Goodland.

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.



Energy performance certificate (EPC)			
Unit 5 Station Yard Workshops Alston CA9 3HN	Energy rating C	Valid until 7 July 2025	
		Certificate number 0030-9931-0305-1700-8070	
Property type	A1/A2 Retail and Financial/Professional services		
Total floor area	53 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score			
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score.	
		The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others			
Properties similar to this one could have ratings:			
If newly built			24 A
If typical of the existing stock			69 C

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