

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

## Unit 5 Station Yard, Alston

Cumbria, CA9 3HN

### Walton Goodland

agency@waltongoodland.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 upand-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

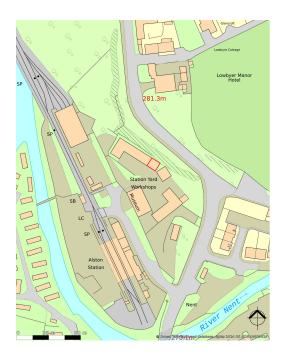
Please contact Walton Goodland.

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303 agency@waltongoodland.com www.waltongoodland.com





Unit 5 Station Yard Workshops Alston	Energy rating	Valid until:	7 July 2025
Aiston CA9 3HN		Certificate number:	0030-9931-0305-1700-8070
Property type	A	1/A2 Retail and Fin	ancial/Professional services
Total floor area	53 square metres		
Rules on letting this pro	perty		
Properties can be let if they have	an energy rating fro	om A+ to E.	
Energy rating and score This property's energy rating is C.		Properties get a rating from A+ (besi) to G (worst) and a score. The better the rating and score, the lower you property's carbon emissions are likely to be.	
23-59 B 51-73 C	55 G		
76-709 D			
128-153 F Over 155 G			
How this property comp	ares to others	;	
Properties similar to this one could	i have ratings:		
If newly built			24 A

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