



**TO
LET**

Roadside Site

Shaddongate, Carlisle

COMMERCIAL OPPORTUNITY, APPROX. 0.3 ACRES LAND
– VARIOUS USES CONSIDERED (S.T.P.)

WG

WALTON GOODLAND

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Prominent level brownfield roadside site extending to c.0.3 acres



KEY HIGHLIGHTS

- Prominent level brownfield roadside site extending to c.0.3 acres
- Existing access onto Shaddongate (B5299)
- Various uses will be considered subject to planning
- Close to major Caldewgate road network interchange
- Constant flow from high levels of passing traffic
- Opposite Subway; Peter Tyson and The Maltings Retail Park
- Sainsbury's, 100m; Farmfoods, 80m
- Busy mixed use area with new build residential developments nearby
- Substantial McVitie's Biscuit factory and Cumberland Infirmary nearby
- Carlisle city centre – c.0.5 miles

LOCATION

Ideally situated fronting the very busy (Dalston) road, providing access to the south and west of Carlisle city centre as well as leading onto Caldewgate, one of the prime main road interchanges.

The B5299 provides an essential link for traffic traveling from the west into the city centre as well as onwards to the south.

DESCRIPTION

The site forms part of Caldew Business Park where existing occupiers include Buckle & Jones and Cumbria Windowworks and is shown edged red on the plan comprising approx. 0.3 acres.

There are currently no buildings situated on the land which is vacant space. An opportunity may exist to lease adjacent existing storage space on the site pending refurbishment/redevelopment.

LEASE

The site is available to rent on a new lease on full repairing and insuring terms.

PLANNING

The land is suited to a variety of uses. Where planning permission is required for alternative use, it will be the tenant's responsibility to obtain any necessary consents. The local planning authority at Cumberland Council can be contacted on 0300 373 3730 or at www.cumberland.gov.uk

RENT

Please contact Walton Goodland for further information and to discuss your requirements.



£ RATEABLE VALUE

The site is currently vacant and we are not aware of it being assessed for business rating purposes. Interested parties are recommended to contact Cumberland Council to discuss their proposed use.

% VAT

All rents and prices are quoted exclusive of Vat where applicable.

VIEWING

The site can be viewed from the roadside at any time along with access via Caldew Business Park during normal working hours.

Some images forming part of this brochure have been captured via Google Earth.

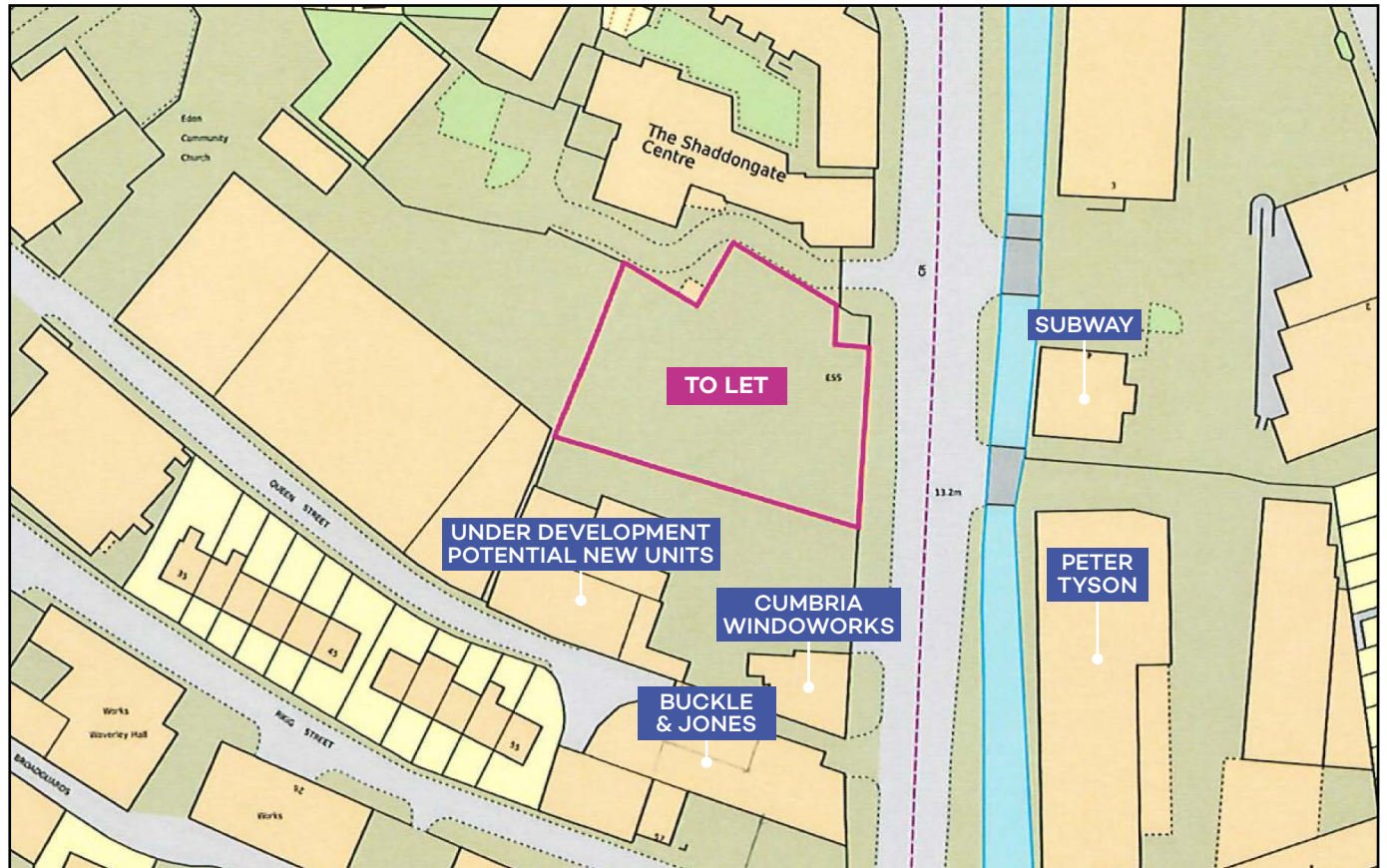
WG CONTACT

Interested parties should contact Walton Goodland:

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