

# TO LET



Commercial/Industrial/Light Industrial/Workshop/3,340 sq. ft.  
(310 sq. m.)/£9,500 per annum

**Stone Built Workshop, Appleby**

**Walton Goodland**

**Heritage Centre, Appleby**

agency@walgoodland.com

Station Yard, Appleby, Cumbria, CA16 6UL - UNDER OFFER

01228 514199 (Carolyn Hardy dealing)



**FORMER WORKSHOP/GARAGE UNIT LOCATED ADJACENT TO  
APPLEBY RAILWAY STATION**

- EXCELLENT ACCESS TO A66 (EAST/WEST) AND APPLEBY TOWN CENTRE
- ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING

## DESCRIPTION

The property comprises a stone built workshop unit under a tile pitch roof, with sliding doors to the front and back and personnel access to the side. The property is outlined in blue on the plan attached.

The property has previously benefited from an inspection pit which has been boarded over. A small office and toilet facilities are located to the rear of the property.

Externally, there is a shared access road with a small parking area to the front and side of the building. Additional external areas for vehicle parking may be available by separate negotiation.

## LOCATION

The property is located within Appleby Heritage Centre, adjacent to Appleby Railway Station.

The property is approx. 1.5 miles from the A66 trunk road and 0.5 miles from Appleby.

## SERVICES

All mains services are connected to the property. The electricity will be sub-metered from the main supply.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

## LEASE

A new lease for a term of 5 years (tenant breaks considered) on internal repairing and insuring terms.

## PLANNING

The tenant is responsible for ensuring the property can be used for the purposes intended.

## ACCOMMODATION

The subject property comprises the following approximate areas:

Stone Workshop 3,340 sq. ft. (310 sq. m.)

## RENT

£9,500 per annum, exclusive of business rates, VAT and all other outgoings.

## RATEABLE VALUE

The unit is currently rated as part of a whole site and is not yet separately assessed.

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

If this is your only commercial property and the Rateable Value is £12,000 or less, then no rates will be payable, subject to status.

## SERVICE CHARGE

A 15% Service Charge is payable, in addition to the rent.

## VAT

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.

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C		
76-100	D		
101-125	E	107   E	100 --
126-150	F		
150+	G		

All rents and outgoings are quoted exclusive of VAT but may be liable to VAT.

We recommend that prospective tenants establish the VAT implication before entering into any agreement.

#### LEGALS

The tenant will be required to contribute towards the landlord's legal costs in drafting the new lease agreement.

#### VIEWINGS

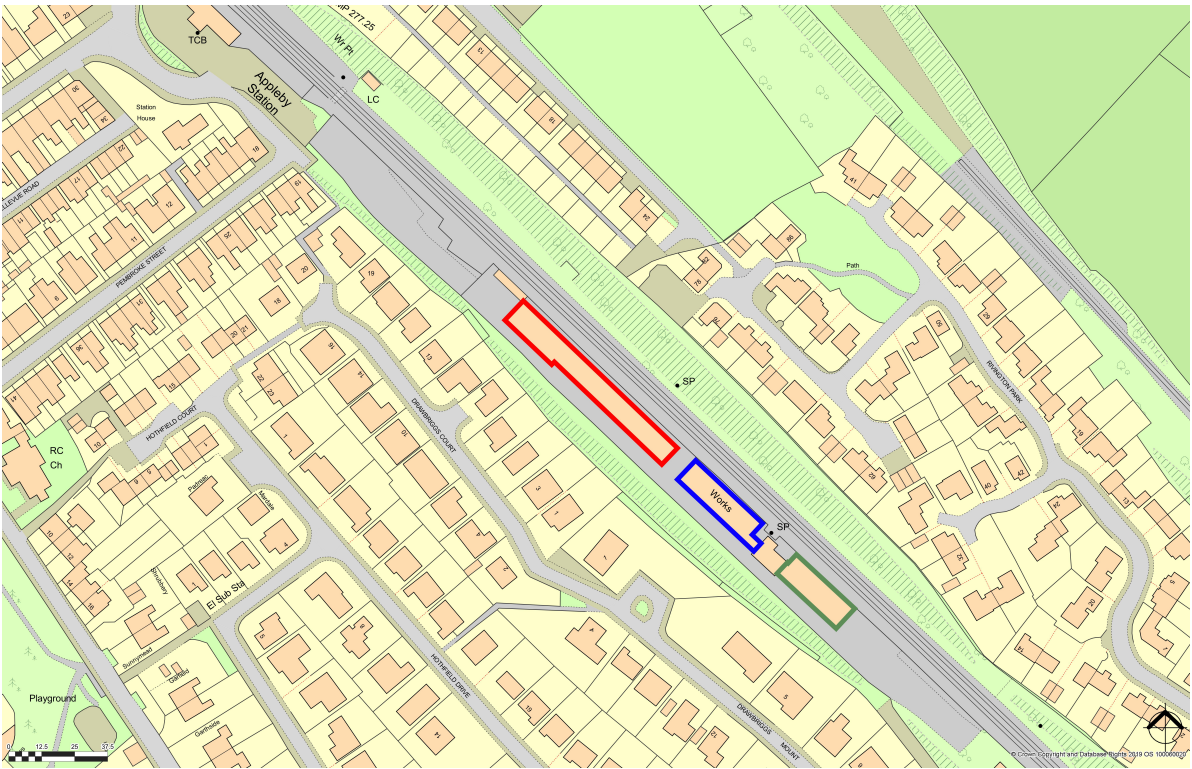
To arrange a viewing, please contact Walton Goodland.

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