

# TO LET



Commercial/Industrial/Light Industrial/Office/1,500 sq ft (139 sq m)/£12,000 per annum

**Unit 1 James Street Workshops,**

**Carlisle**

James Street, Carlisle, CA2 5AH

**Walton Goodland**

[agency@waltongoodland.com](mailto:agency@waltongoodland.com)

01228 514 199 (Carolyn Hardy dealing)



## WORKSHOP UNIT WITHIN COURTYARD SETTING, CLOSE TO CARLISLE CITY CENTRE

- WITHIN APPROX 1/4 MILE OF CITY CENTRE
- ROLLER SHUTTER DOOR ACCESS TO UNIT
- ADJACENT MATALAN AND PROPOSED NEW RAILWAY STATION/UNIVERSITY DEVELOPMENTS
- ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING

## DESCRIPTION

The property comprises steel portal frame construction with brick/blockwork walls beneath a pitched sheet roof.

Access to the unit is via personnel door, with further vehicular access via roller shutter door to the rear.

Internally the unit provides a workshop space with substantial offices and toilet facilities.

Parking is available to the rear of the unit within the courtyard.

## ACCOMMODATION

The property comprises the following approximate areas:

Gross Internal Area – 1,500 sq ft (139 sq m) – (including all ground floor office space and mezzanine offices)

Eaves height – 3.7 to 5.6 metres (at ridge).

## SERVICES

Mains electricity (3-phase), water and drainage are connected to the property.

## VIEWINGS

Please contact Walton Goodland.

No approach must be made to the existing tenants on site.

## RATEABLE VALUE

Unit 1

RV – £11,000 (2023 listing)

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

Please note that as of 1 April 2017 if this is your only commercial premises, then no business rates will be payable, subject to status.

## LEASE

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

## RENT

£12,000 per annum

All rents are quoted exclusive of business rates, VAT and all other outgoings.

## VAT

VAT is payable in addition to the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

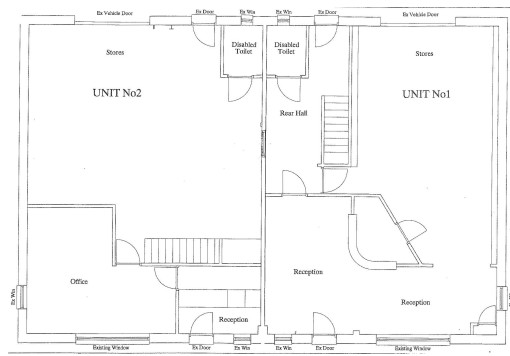
Rated E113

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.

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