

TO LET



Commercial/Light Industrial/Workshop/514 sq. ft. (48 sq. m.)/£3,100 per annum

Unit 4 Station Yard Workshops, Alston

- LET (SUBJECT TO CONTRACT)

Alston, CA9 3HN - LET (SUBJECT TO CONTRACT)

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



LIGHT INDUSTRIAL MODERN WORKSHOP UNIT

- FLEXIBLE EASY-IN EASY-OUT TENANCY AGREEMENT
- RENT PAYABLE MONTHLY IN ADVANCE
- TENANT RESPONSIBLE FOR INTERNAL REPAIR AND DECORATION

DESCRIPTION

The unit comprises a modern, single-storey workshop/light-industrial accommodation with steel frame and block work construction beneath a mono-pitch and profile roof. There is an integral toilet, personnel access door alongside up and over loading door to the unit.

LOCATION

Station Yard Workshops are located adjacent to Alston Station and approx. 1/4 of a mile from the town centre.

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

ACCOMMODATION

The property comprises the following approximate areas:

Unit 4: 514 sq. ft. (48 sq. m.)

PLANNING

Currently only B1, B2 and B8 Use Classes (as at August 2020) are permitted on site.

RATEABLE VALUE

RV: £2,750 (2023 list)

We recommend interested parties make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

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

SERVICES

All mains services are connected to the property.

The tenant is responsible for the payment of all utilities.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C72.

LEASE

The unit is available to let on a new 3-year lease agreement with the tenant responsible for internal repairs and insurance.

Property available mid-August 2023.

RENT

£3,100 per annum

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

VAT

VAT is payable in addition to the rent.

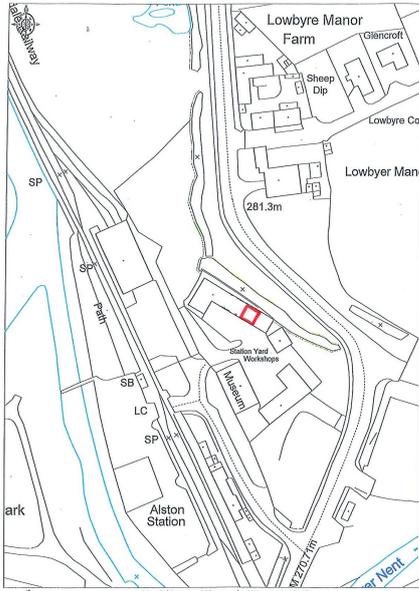
VIEWINGS

Please contact Walton Goodland.

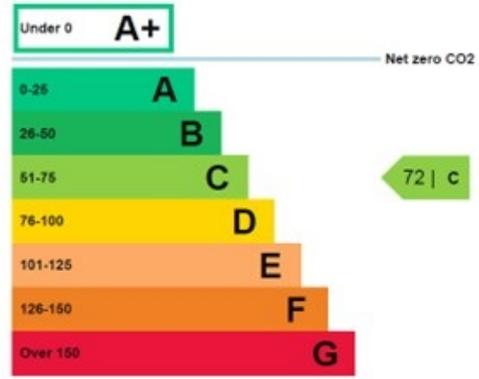
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All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

This property's current energy rating is C.



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