

TO LET



Commercial/Industrial/Light Industrial/2,549 sq ft (237 sq m)/£14,000 per annum

Unit 4B Cross Croft Industrial Estate,

Appleby in Westmorland

Cumbria, CA16 6HX

Walton Goodland

agency@waltongoodland.com

01228 514 199 (Carolyn Hardy dealing)



INDUSTRIAL UNIT IN PRIME LOCATION ADJACENT A66 IN APPLEBY

- SUITABLE FOR DISTRIBUTION, WORKSHOP/WAREHOUSE USES
- ON-SITE PARKING IN FRONT OF UNIT
- ADJACENT J T ATKINSON, CLOSE TO CARRS BILLINGTON AND CANNON HIRE
- OTHER USES MAY BE CONSIDERED SUBJECT TO PLANNING CONSENT

DESCRIPTION

The property comprises a semi-detached single storey light industrial building of brick construction, under single pitched roof with personnel and roller shutter door access.

There is parking to the front of the property.

LOCATION

The unit is located on the popular Cross Croft Industrial Estate in Appleby, adjacent to the A66 trans-pennine route and surrounded by a varied mix of industrial occupiers.

ACCOMMODATION

The property comprises the following approximate areas:

Gross Internal Area

2,549 sq. ft. (237 sq. m.) including WC, office and stores.

Outside

Parking and loading to the front of the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property benefits from a rating of E106.

SERVICES

The property is connected to mains electricity (3-phase), water and drainage.

RATEABLE VALUE

£9,200 (2023 listing)

Interested parties should 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 premises then no business rates will be payable, subject to status.

LEASE

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

A maintenance rent is charged to cover the external repairs and maintenance of common parts and buildings insurance.

VAT

VAT is payable in addition to the rent.

VIEWING

Please contact Walton Goodland.

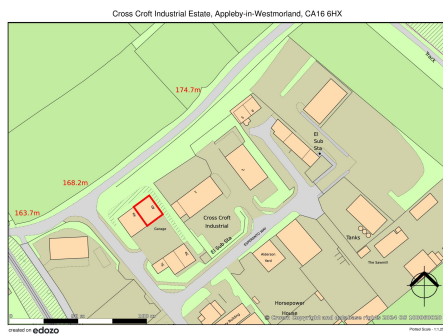
No approach should be made to the tenant on site.

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.

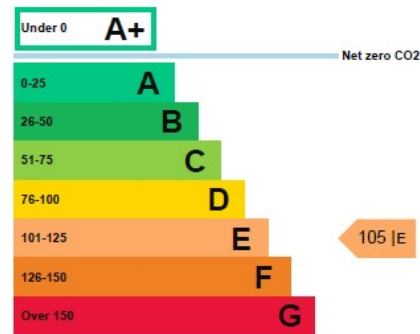
Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@wالتongoodland.com www.wالتongoodland.com





Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

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