

# TO LET



Commercial/Workshop/2,620 sq. ft. (243 sq. m.) /£15,000 pa

**Unit 7B Buddle Road, Workington**

Clay Flatts Industrial Estate, CA14 3YD

**Walton Goodland**

agency@walgoodland.com

01228 514 199 (Carolyn Hardy dealing)



## TRADE COUNTER / DISTRIBUTION / WORKSHOP UNIT ADJACENT MAIN ROAD ON PRINCIPAL INDUSTRIAL ESTATE

- PROMINENT LOCATION ADJACENT A597 (SOLWAY ROAD) PROVIDING LINKS TO WORKINGTON AND WEST CUMBRIA
- LOCATED ON CLAY FLATTS - PRIME INDUSTRIAL ESTATE IN WEST CUMBRIA
- OTHER OCCUPIERS INCLUDE SCREWFIX, CEF, TOOLSTATION AND GREGGS ALONGSIDE A MIX OF LOCAL OPERATORS.

## DESCRIPTION

The property comprises a mid-terrace industrial unit of single pitch steel frame with brickwork and profile sheet cladding to the exterior, accessed by roller shutter and personnel doors.

## RATEABLE VALUE

Warehouse and premises – £9,900 (2023 list)

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

Please note that where a rateable value is less than £12,000 and this is the tenants only property then no business rates will be payable, subject to status.

## SERVICES

All mains services are connected to the property including 3-phase electricity.

## VAT

VAT is payable in addition to the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E104

## ACCOMMODATION

The property comprises the following approximate areas:-

Gross Internal Area  
2,620 sq. ft. (243 sq. m.) including store and toilet.

## LEASE

A new lease for a term of years to be agreed on internal repairing and insuring terms, plus service charge.

## RENT

£15,000 per annum, exclusive of VAT, Business Rates and all other outgoings.

## VIEWINGS

Please contact Walton Goodland.

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.

## Energy performance certificate (EPC)

7A Buddle Road Clay Flatts Industrial Estate WORWINGTON CA14 3YD	Energy rating <b>E</b>	Valid until: 11 May 2030 Certificate number: 2447-3025-0907-0300-9485
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Property type	B1 Offices and Workshop businesses
Total floor area	248 square metres

### Rules on letting this property

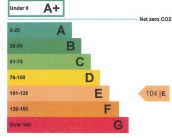
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### 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).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

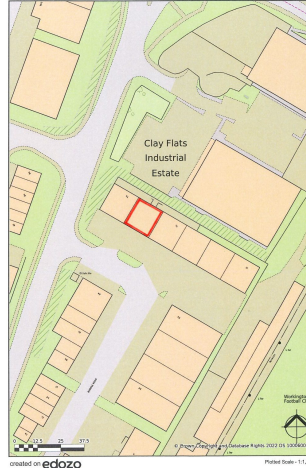
### How this property compares to others

Properties similar to this one could have ratings:

If newly built: 22 | A

If typical of the existing stock: 63 | C

7A - 7F Buddle Road, Clay Flatts Industrial Estate, Worwington, CA14 3YD



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