

7734/BB

WIGTON

UNIT 1, STATION YARD
MEALSGATE, CA7 1AW

TO LET

- ** SHORT TERM LETS AVAILABLE **
- ** 100% BUSINESS RATES RELIEF **
- ** CONVENIENT ACCESS TO THE A595 **
- ** BASIC STORAGE USE ONLY **

LOCATION

Wigton is a Cumbrian Market Town, conveniently situated 10 miles south west of Carlisle, and approximately 22 miles north east of Workington. Mealsgate is conveniently situated just outside Wigton.

Unit 1 is accessed from the A595 onto B299 within a small estate of commercial properties. The unit sits on the site to the head office for Lattimer's.

For indication purposes only, the location of the subject property is shown circled red overleaf.

DESCRIPTION

Unit 1 is an end of terrace industrial unit, comprising a rectangular shaped steel portal frame constructed warehouse/workshop unit with traditional block walls.

Internally, the unit provides open plan accommodation with a pit towards the centre (0.9m width/ 6.04m length). To the left there are three rooms for further storage and office spaces.

ACCOMMODATION/AREAS

Gross Internal Area 324.01 sq m (3,488 sq ft)

SERVICES

We understand mains water, electricity and drainage are connected.

EPC

The unit does not currently have an Energy Performance Asset Rating, one is being commissioned and will be made available shortly.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Warehouse and Premises with a 2023 List Rateable Value of £5,700. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

****100% BUSINESS RATES RELIEF**
FOR QUALIFYING OCCUPIERS**

TERMS

Available **TO LET** on a new licence agreement at a rent of **£2.50 per sq ft**. Short term and flexible lets considered.

COSTS

Each party will be responsible for their own costs incurred with any transaction. Subject to covenant strength a rental deposit may be lodged upon completion.

VAT

All figures quoted are exclusive of VAT, which will be payable in addition where applicable.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact

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Details Prepared:

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