

7478/BB

# ASPATRIA

UNIT 2 & LAND  
ASPATRIA BUSINESS PARK  
CA7 3DP

## FOR SALE / TO LET



**\*\*\* 110 YEAR LONG LEASEHOLD OPPORTUNITY \*\*\***

**\*\*\* FRONT OF BUSINESS PARK POSITION \*\*\***

**\*\*\* SUITABLE FOR OWNER OCCUPATION / INVESTMENT \*\*\***

**\*\*\* DEDICATED PARKING AND DEVELOPABLE LAND S.T.P \*\*\***

**SALE PRICE: £250,000**

**RENT: £25,000 PER ANNUM EXCLUSIVE**

## LOCATION

Aspatria Business Park is a modern and conveniently positioned trade counter / light industrial development situated to the fringe of the market town of Aspatria, 5 miles south of Wigton, 15 miles southwest of Carlisle and J43 and J44 of the M6 motorway.

The estate is directly accessed from the A596 trunk road connecting Carlisle to Workington, Whitehaven and Sellafield via Maryport. Existing occupiers on the estate include JT Atkinson Builders Merchants, Lakeland Laser Creations, Shaw Meats, Bothy Threads and a gymnasium.

For identification purposes only, Unit 2 is shown on the plans overleaf.

## DESCRIPTION

A detached single storey light industrial unit of steel portal frame construction with brickwork to a dado level with insulated cladding above, under a pitched profile sheet roof. Dedicated car parking and loading/unloading areas are provided to the front, including roller shutter doors, and personnel access doors.

A paved walkway around the building provides suitable fire escape access from the rear elevation to the front. Internally, the property provides a relatively rectangular open plan sales area/waiting area and reception, with a range of rooms and storage facilities, due to its former use as a vet surgery.

The property could easily split in to two units.

In addition to the built space, an area 0.3 acres of grassed land is connected to the side. This area is currently not fenced off. The area may be suitable for development for additional similar units, car parking or commercial yard, subject to planning and obtaining any necessary planning consents.

## USE

Suitable for a variety of light industrial and trade counter uses. Alternative uses may be considered, subject to use and planning.

## ACCOMMODATION

Gross Internal Area	4,900 sq ft
Total Site Area	0.55 acres

## SERVICES

We understand mains water and electricity are connected to the unit.

## RATING VALUE

The Valuation Office Agency website describes the property as Workshop and premises with a 2023 List Rateable Value of £13,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

## TERMS

Available **TO LET** on a new lease, for a term of years to be agreed at a rent in the region of **£5 per sq ft**. Subject to covenant strength, a rental deposit or other form of security may be required against a new lease.

## SALE PRICE

A sale of the Long Leasehold interest, title number CU251385 from 9th October 2009 for a term of 125 years. Offers in the region of **£250,000** are invited for the long leasehold interest.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-59.

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

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3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

## VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent or sale price.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.  
For more information contact:-

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Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

Details amended  
June 2024

On Behalf Of:



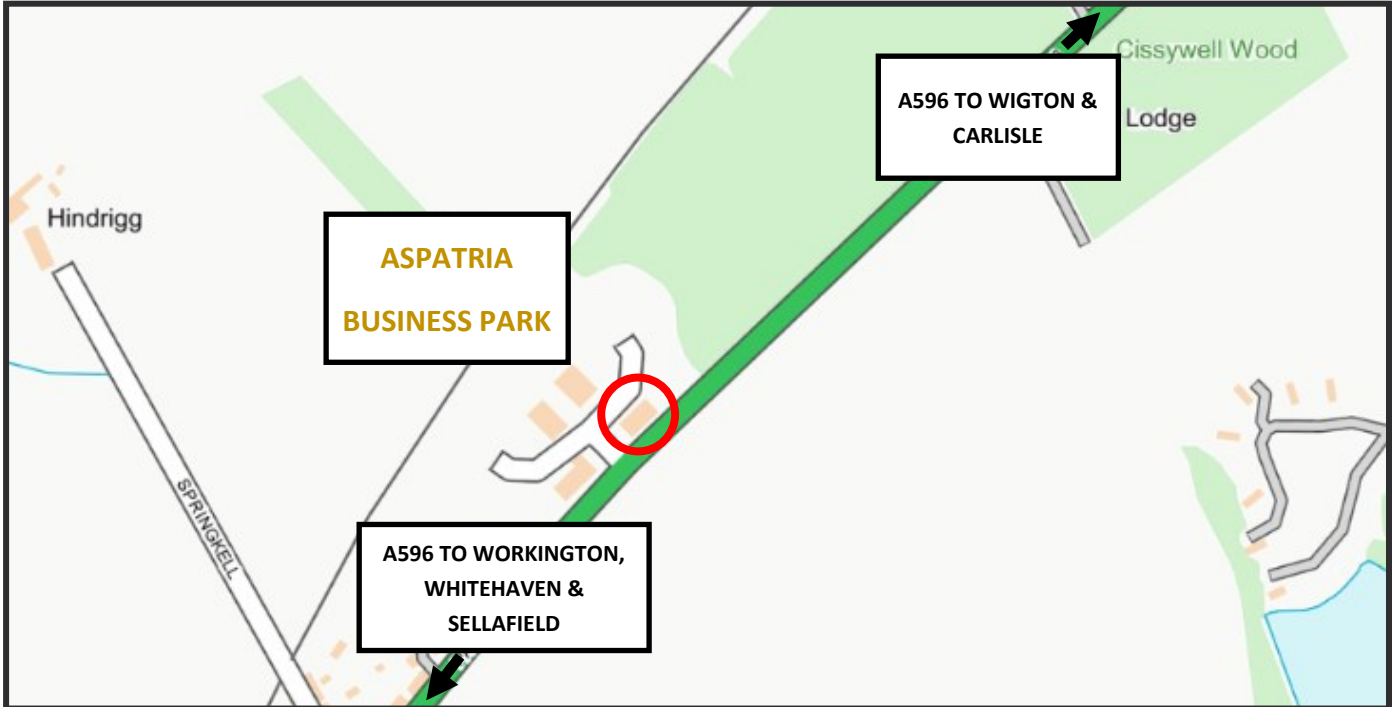
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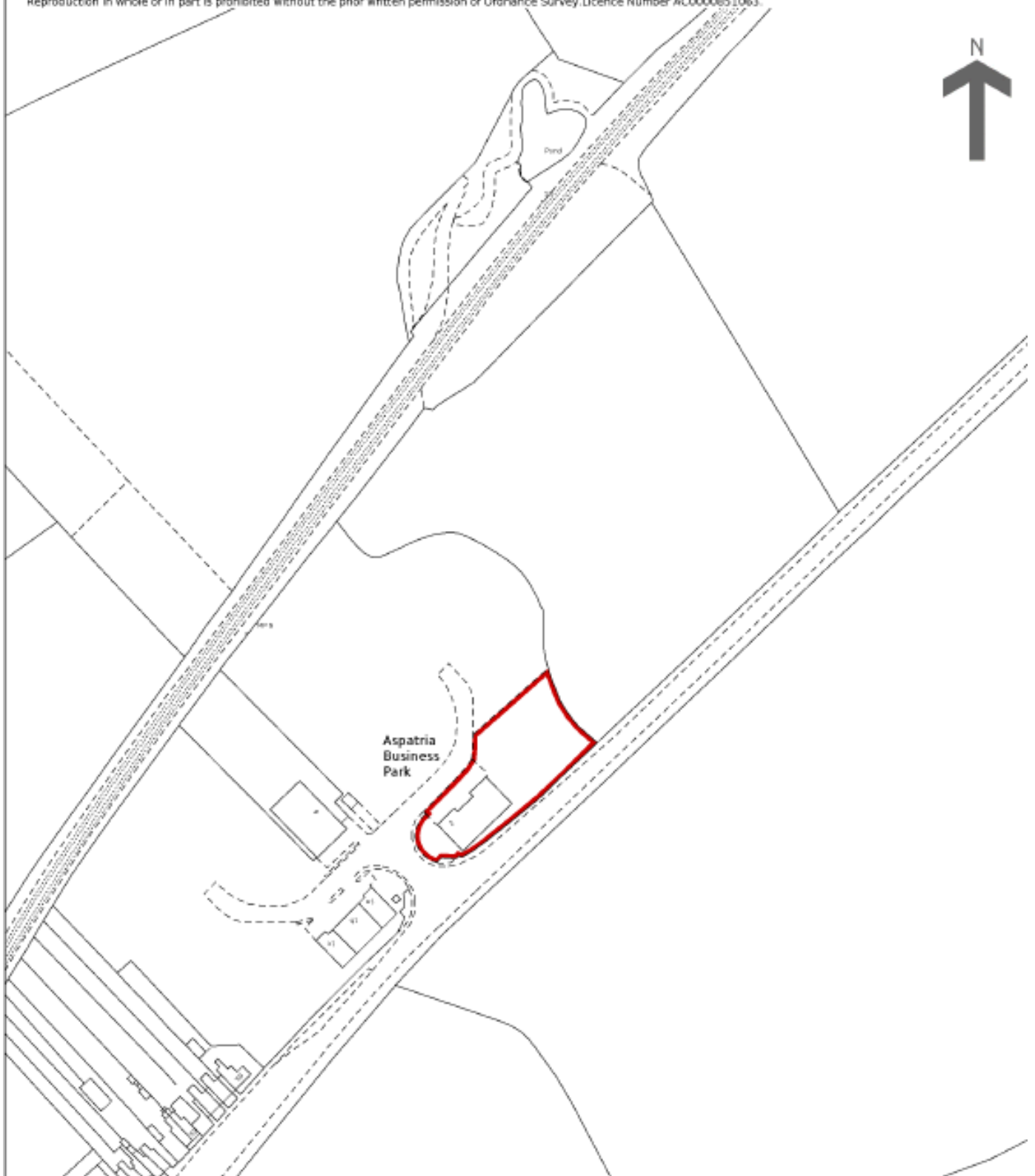


HM Land Registry  
Official copy of  
title plan

Title number **CU251385**  
Ordnance Survey map reference **NY1542NE**  
Scale **1:2500**  
Administrative area **Cumberland**



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