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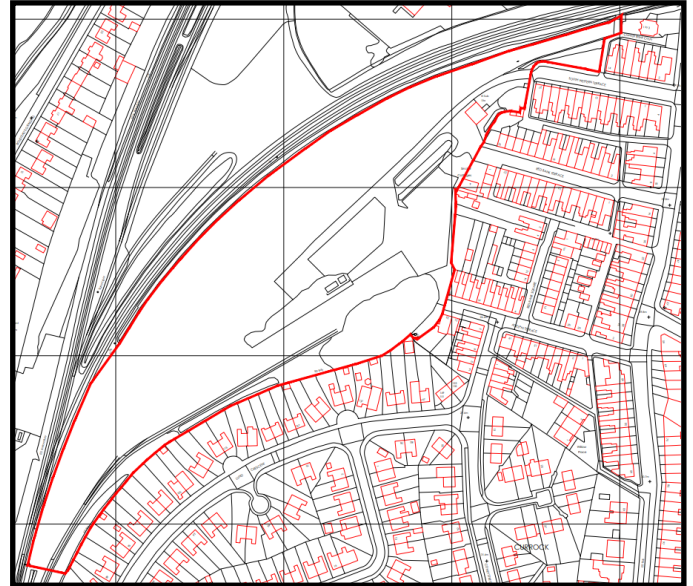
## CARLISLE

LAND AT CURROCK YARD  
OFF SOUTH WESTERN TERRACE  
CARLISLE  
CA2 4AY

## TO LET

**\*\*PROMINENT LOCATION\*\***

**\*\*SUITABLE FOR A VARIETY OF\*\*  
USES IN VARIOUS SIZES**



### LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland, with a resident population of circa 80,000 but much wider catchment. The city pulls from the surrounding Cumbrian towns of Workington, Whitehaven and Penrith, as well as the Scottish borders towns and Dumfries. The nearest city hubs include Newcastle, 60 miles east, Glasgow, 100 miles north and Manchester 120 miles south.

The subject land is located just off Currock Road, which makes up a main route from the South of the wider catchment of Carlisle into the city centre.

### DESCRIPTION

The land comprises a mixture of tarmac sections with the rest being rough grass land. Interested parties will need to enquire and view for further information on what parts are able to be occupied.

### AREAS

Approximately 3 hectares for the whole. Subject to requirement, various sizes can be made available.

### TERMS

The land is available **TO LET** by way of licence agreements. Rent provided upon application, and subject to terms. A rental deposit will be required, subject to covenant strength.

### VAT

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

### VIEWINGS

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

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