

7502/RP

HIGHLY PROMINENT ROADSIDE UNIT LONDON ROAD, CARLISLE CA1 2PR TO LET



4,502 SQ FT (418.3 SQ M)

- SHOWROOM/DISPLAY/TRADE COUNTER
- WORKSHOP/WAREHOUSE SPACE TO REAR
- SECURE ON SITE PARKING & YARD SPACE
- SUITABLE FOR A VARIETY OF USES

**AVAILABLE BY WAY OF ASSIGNMENT OF EXISTING LEASE
RENT £24,000 PER ANNUM**

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 85,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The property is prominently located fronting onto London Road (A6), in an area comprising of retail, commercial and residential properties, linking Carlisle city centre with the M6 motorway at junction 42. This is one of the main arterial routes into the city. The unit is close to the London Road Retail Park, with occupiers including B&Q, Pets at Home, Dreams and Pizza Hut. The extent of the property is shown edged red on the plan overleaf.

DESCRIPTION

Single storey detached showroom/ trade counter building offering a front showroom area, with a higher warehouse/workshop to the rear. Benefiting from surfaced customer parking to the front elevation and additional parking to the rear elevation, along with a loading area. Vehicular access to the building is via an electrically operated roller shutter door.

The property has been occupied for over 15 years by Indespension, one of the leading manufacturers, retailers and resellers of trailers and towing products.

ACCOMMODATION

Sales/ Display/ Trade Counter area	336.49 sq m	3,622 sq ft
Rear Workshop/ Warehouse	81.82 sq m	880 sq ft
Gross Internal Area	418.3 sq m	4,502 sq ft

TERMS

The property is held by way of a full repairing and insuring lease which expires on **31.12.2026**, at a passing rent of **£24,000** per annum. Our client is seeking to assign their lease at nil premium. Alternatively, the landlord will consider granting a new longer lease if suitable terms can be agreed.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Warehouse and Premises with a 2023 List Rateable Value of £11,250. The National Non-Domestic rate for the current (2024/25) rate year is 49.9p in the £. Occupiers who qualify for small business rates relief will currently benefit from **100% RATES RELIEF**.

SERVICES

We understand mains water, gas, electricity (3 phase) and drainage are connected to the unit. Heating is by way of 2 no. gas fired warm air blowers.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-70.

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

COSTS

Each party will be responsible for their own costs in documenting the transaction

VIEWINGS

For further information or to view please contact:-

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Details Prepared: May 2024

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

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