

TO LET

Workshop/Trade Counter

5 PORT ROAD, CARLISLE CA2 7AJ

Carigiet Cowen



01228 544733

www.carigietcowen.co.uk

FRONTAGE TO PORT ROAD
957 SQ FT (88.89 SQM)



LOCATION

Unit 5 is situated less than a mile to the west of Carlisle city centre, on Port Road close to its junction with Wigton Road/ Church Street (A595). The property forms part of a parade of workshop/ trade units lying in close proximity to Port Road Business Park and The Cumberland Infirmary. Nearby occupiers include Carrs, Sainsburys, and KC Supebikes.

DESCRIPTION

A semi-detached workshop/ trade counter unit of steel portal frame construction under a pitched roof. Internally the accommodation has been fitted out with a showroom area and offices to the front and storage to the rear. Designated parking is provided to the rear of the property and vehicular access by way of a concertina door.

ACCOMMODATION

Floor	Sq m	Sq ft
Showroom	30.57	329
Offices	19.85	214
Warehouse	32.66	352
Total	88.89	957



SERVICES

We understand mains water, electricity, and drainage are connected to the property.

RATEABLE VALUE

Unit 5 has a 2023 List Rateable Value of £5,900. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

ENERGY PERFORMANCE CERTIFICATE

There is no EPC currently for the unit, one is being commissioned and will be made available shortly.

LEASE TERMS AND RENT

Unit 5 is offered to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£8,600 per annum** exclusive.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as upon lease completion.

VAT

Rentals and other outgoings quoted are exclusive of VAT which will be charged in addition.



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VIEWINGS

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

Mike Beales

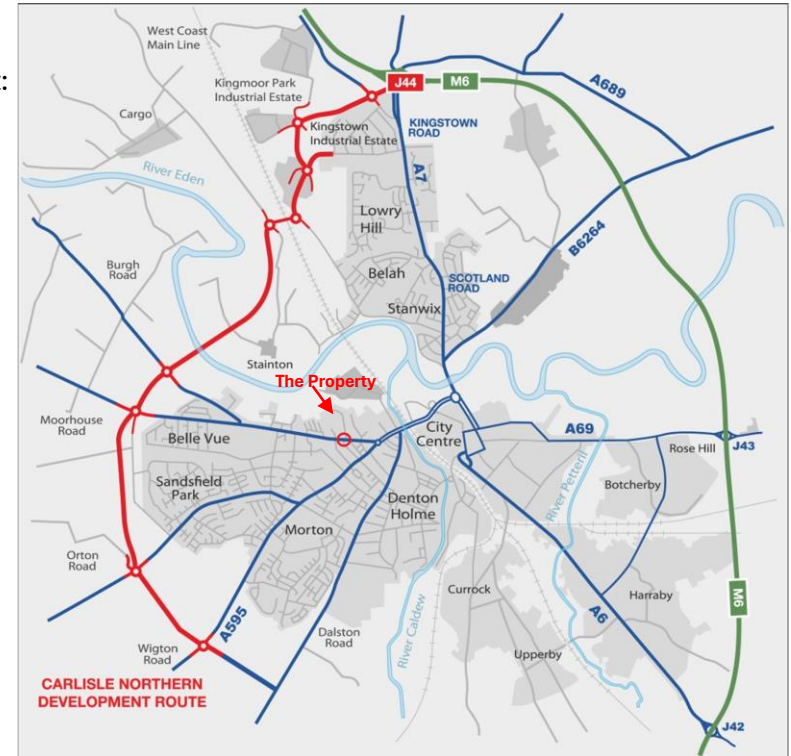
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