

7214/MB

TO LET

Unit 3 Prospect Works Distington, Workington CA14 5XH

- * Versatile Showroom/ Trade Counter Premises *
- * Forecourt Parking and Warehouse Storage *
- * No VAT & 100% Rates Relief Available *
- * 314.86 Sq M (3,389 Sq Ft) *



LOCATION

Prominently situated adjacent to the B5306 trunk road on the edge of Distington village approximately ¼ mile west of Lillyhall Business Park. Good access to Workington, Whitehaven and Sellafield via the A595.

Nearby occupiers include Tyson H Burridge, Selwood Ltd and other local logistics occupiers.

For identification purposes only the boundaries and extent of the property are shown edged red on the attached Ordnance Survey Plan Extract.

DESCRIPTION

Versatile showroom/ trade counter premises with extensive glazed frontage and forecourt parking. Internally providing showroom/ trade counter, with office, kitchen and WC, and warehouse storage to the rear. Vehicular access to the warehouse is provided by way of 2no. electrically operated roller shutter doors.

ACCOMMODATION

Showroom/ Ancillary	178.91 sq m	(1,926 sq ft)
Warehouse Storage	135.95 sq m	(1,463 sq ft)
Gross Internal Area	314.86 sq m	(3,389 sq ft)

SERVICES

Mains water, electricity and drainage are laid on to the property. Interested parties should undertake their own investigations to ensure services a fit for their requirements.

RATEABLE VALUE

The Valuation Office Agency website describes Unit 3 as Showroom and Premises with a 2023 List Rateable Value of £10,250.

The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

TERMS

Available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£18,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

Unit 3 has an Energy Efficiency rating of C-59.

COSTS

The ingoing tenant may be required to contribute towards the landlord's reasonable legal costs.

VAT

The property is not elected for VAT and VAT will not be charged on the rent.

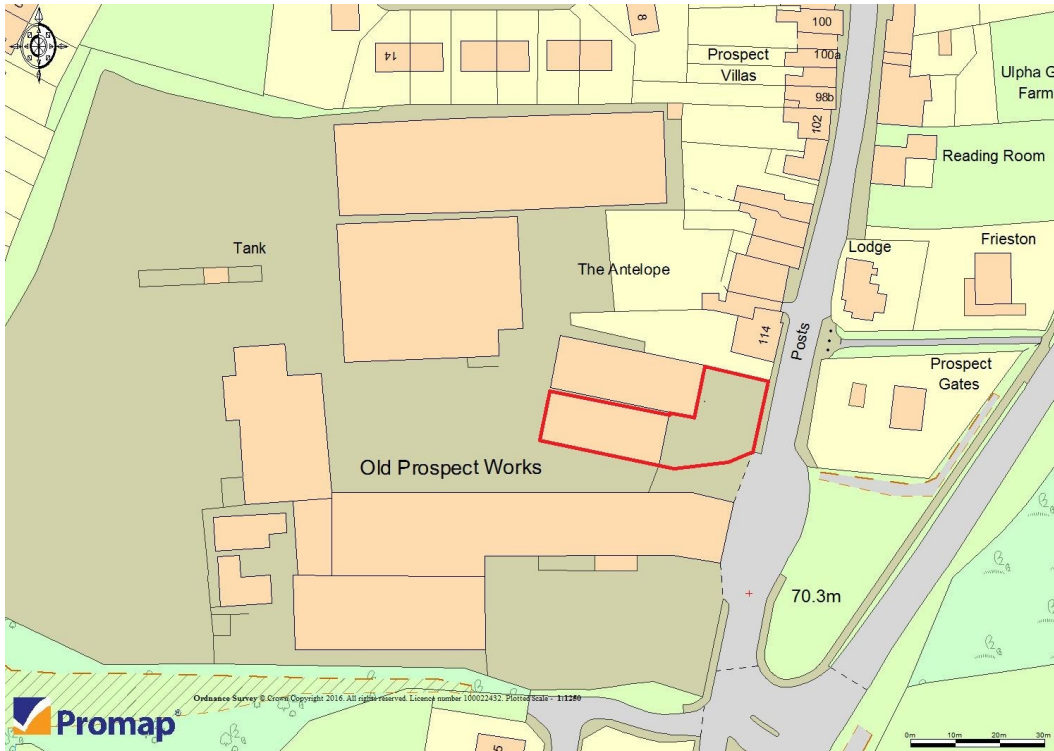
VIEWINGS

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

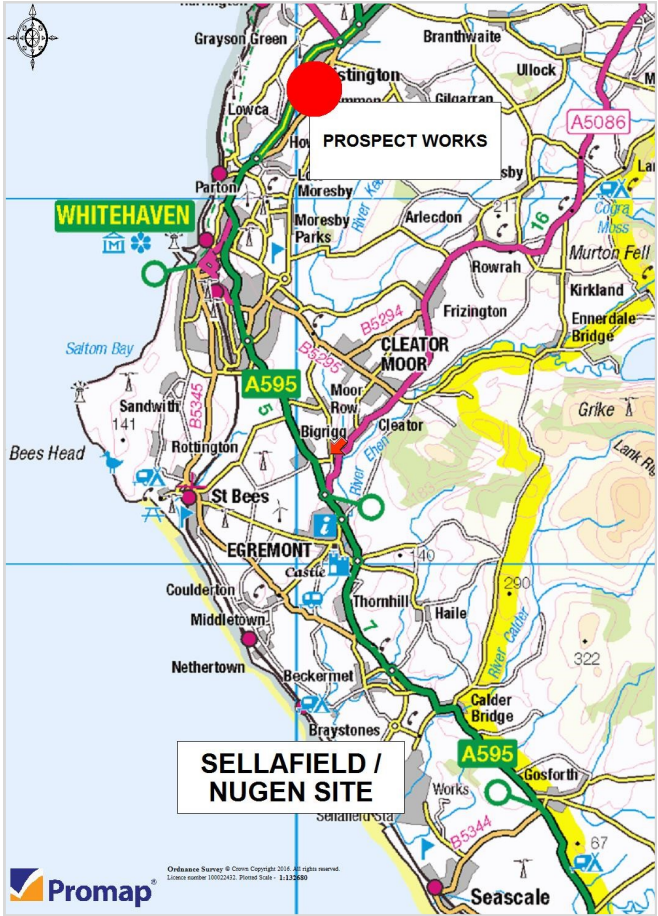
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Carigiet Cowen



Not To Scale, for information purposes only



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