

TO LET

7563/RP

UNIT 3, SITE 12A - KINGSTOWN BROADWAY KINGSTOWN INDUSTRIAL ESTATE, CARLISLE, CA3 0HA



LOCATION

Kingstown Broadway is the main route through the Kingstown Industrial Estate providing a link from the Kingstown Road (A7) to Parkhouse Road. It is less than 0.25 miles south of the M6 motorway at J44 and the A689

Unit 3 is located on the corner of Kingstown Broadway and Parkhill Road. Nearby occupiers include Graham (Commercial) Ltd, Auto Tech, Scot JCB Ltd, Audi and Lloyd Agriculture & Lawn & Leisure.

DESCRIPTION

Unit 3 comprises a mid terraced single storey rectangular shaped unit of block and traditional brick construction. The front of the unit benefits from a concertina shutter door with internally glazed double door behind. The unit is largely open plan and has operated as a popular café / hot & cold food takeaway for many years. It would however be suitable for a variety of commercial uses such as trade counter, light industrial workspace or as a storage unit.

Unit 3 is currently fitted out with suspended ceiling, wipe down wall panels and tiled flooring throughout. There is a stainless steel servery area with gas & electricity connections and an extractor above together with sink and drainer.

ACCOMMODATION

Useable Floor Area 124.35 sq m (1,338 sq ft)

SERVICES

We understand that water, gas and electricity (3-phase) are connected to the property.

TERMS

Available **TO LET** by way of a new lease, at a rent of **£13,500 per annum** exclusive. The unit is immediately available.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Workshop and premises with a 2023 List Rateable Value of £8,300.

RATES FREE for qualifying occupiers

ENERGY PERFORMANCE CERTIFICATE

Unit 3 has an Energy Performance Asset rating of D-90.

COSTS

Each party will be responsible for their professional and legal costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

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

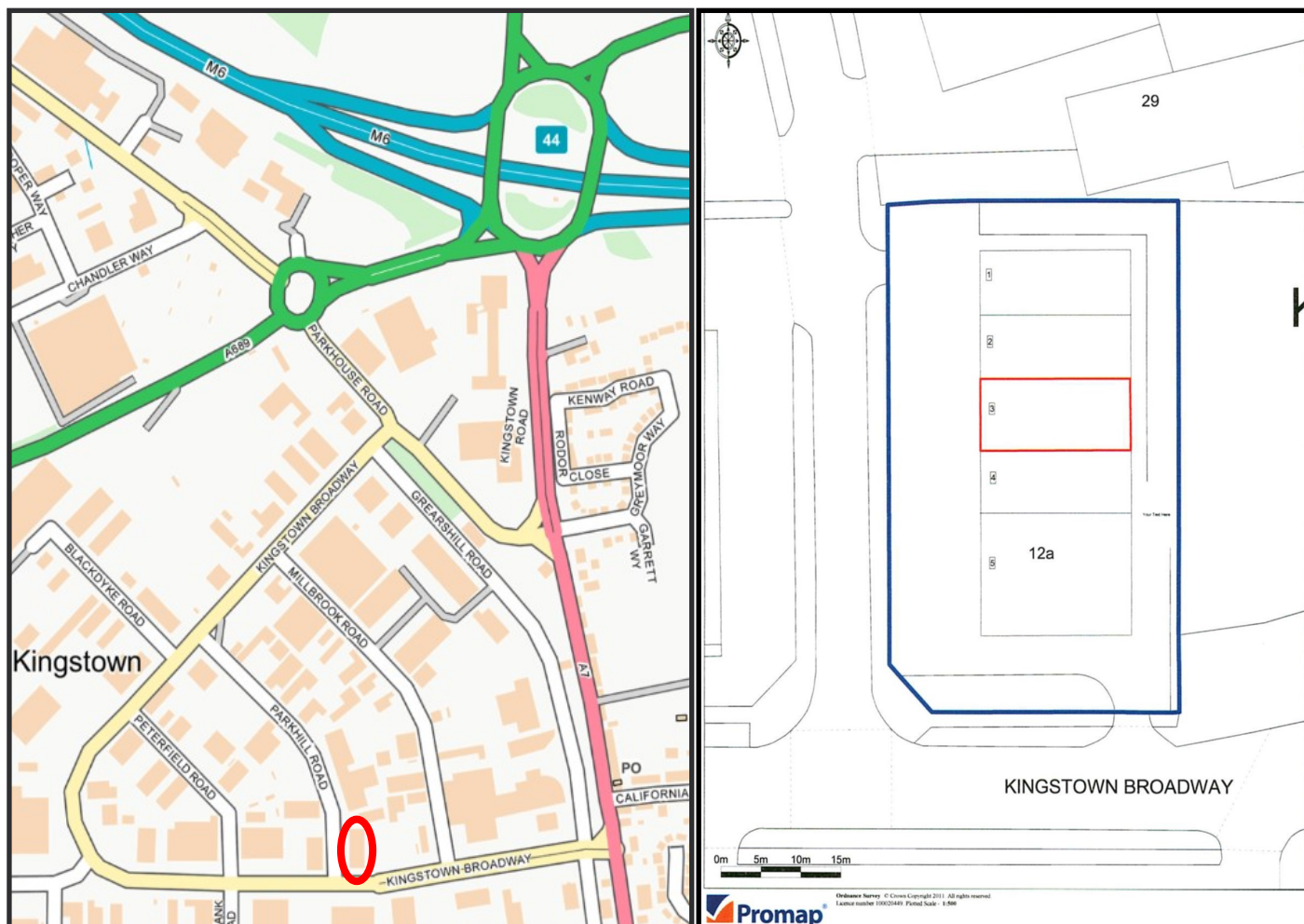
VIEWINGS

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

Richard Percival Tel: 01228 635006
Email: rpercival@carigietcowen.co.uk

Amelia Harrison Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

Details Amended: April 2025



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