

7743/AH

TO LET

UNIT 5 PORT ROAD WORKSHOPS CARLISLE, CA2 7AJ

**WORKSHOP/ TRADE COUNTER
WITH FRONTAGE TO PORT ROAD**

957 SQ FT (88.89 SQ M)

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.

For identification purposes only the property is shown outlined red on the attached plan overleaf.

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.

In addition, an external storage yard to the rear of the property, outlined green on the plan overleaf, can also be made available through separate negotiation.

ACCOMMODATION

Gross Internal Area	957 sq ft	(88.89 sq m)
Comprising:-		
Showroom	329 sq ft	(30.57 sq m)
Offices	214 sq ft	(19.85 sq m)
Warehouse	352 sq ft	(32.66 sq m)

SERVICES

Mains electricity, water 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.

TERMS

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.

ENERGY PERFORMANCE CERTIFICATE

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

COSTS

Each party will bear their own legal costs involved in the transaction. Subject to covenant strength a rental deposit may be required upon lease completion.

VAT

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

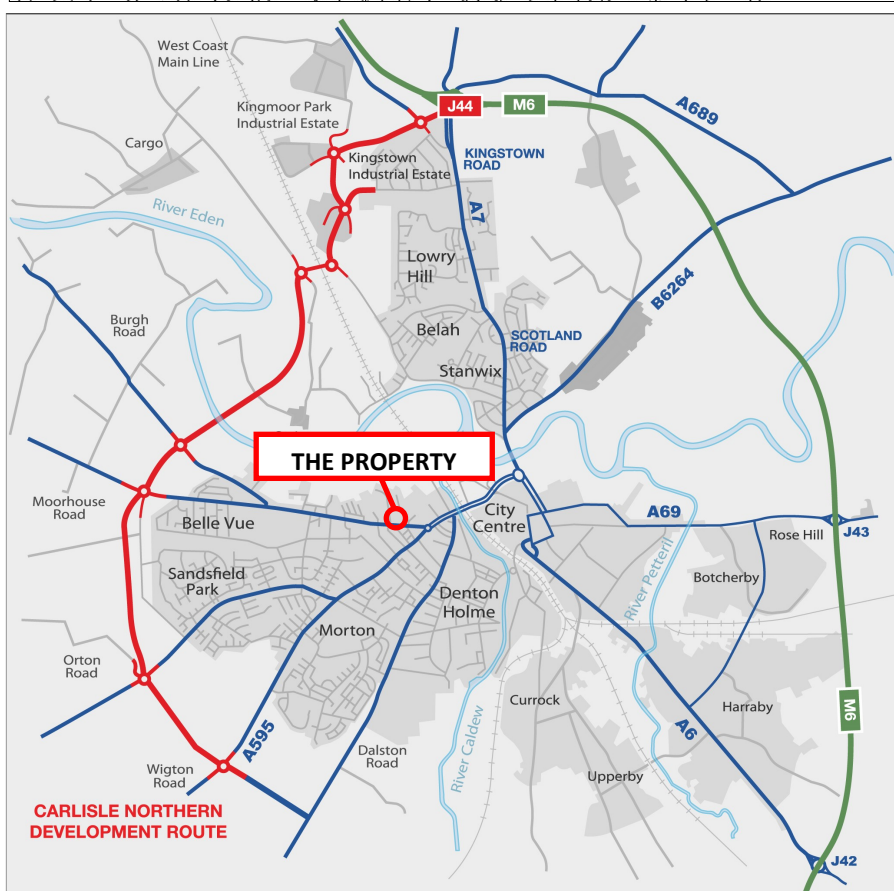
VIEWING

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

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Details prepared:
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