

3719/RP

EGREMONT

SOUTHAM FARM, BIGRIGG

TO LET

HIGH QUALITY OFFICE/
SHOWROOM

and WORKSHOP (if required)

323.03 SQ M (3477 SQ FT)



LOCATION

The property is located to the west of the village of Bigrigg which itself is located between Whitehaven to the north and Egremont to the south. The property is a short distance from the main village itself but is readily accessible from the A595 trunk road.

For identification purposes only the property is shown edged red on the attached OS extract.

DESCRIPTION

The property comprises a traditional, two storey sandstone barn which has been refurbished to a high quality and has most recently been used as showroom, offices and stores but would readily lend itself to being used entirely as offices if required. The main space has a high vaulted ceiling with exposed joists and beams and a significant amount of natural light. A mezzanine floor provides split-level accommodation in part. Staff facilities are located on the lower ground floor level, together with a range of storage areas. There is ample external car parking together with a relatively modern steel portal frame workshop/warehouse building and an open fronted lean-to.

ACCOMMODATION

Main Building

Lower Ground Floor

Staff facilities and storage areas 132.64 sq m (1428 sq ft)

Upper Ground Floor

Office/showroom 140.97 sq m (1517 sq ft)

Mezzanine 49.42 sq m (532 sq ft)

Workshop

162.13 sq m (1745 sq ft)

Lean-to 80.00 sq m (861 sq ft)

SERVICES

Mains gas, water and electricity are laid on with drainage via a septic tank system.

RATING

The property is currently held under a single assessment being described as "Warehouse and Premises" with a Rateable Value of **11,000**. The national non-domestic rate for the current (2010/2011) rate year is 41.4p in the £.

Should the property be let in part, then separate rating assessments will be required.

TERMS

The property is available as a whole or in parts by way of new full repairing and insuring lease(s) for a term of years to be agreed, subject to periodic upward only rent reviews.

Office/Showroom Rent £14,000 pa

Workshop Rent £5,000 pa

VAT

The property is registered for VAT and VAT will be payable on rent and other outgoings.

COSTS

The incoming tenant(s) will be responsible for all legal costs incurred in the transaction.

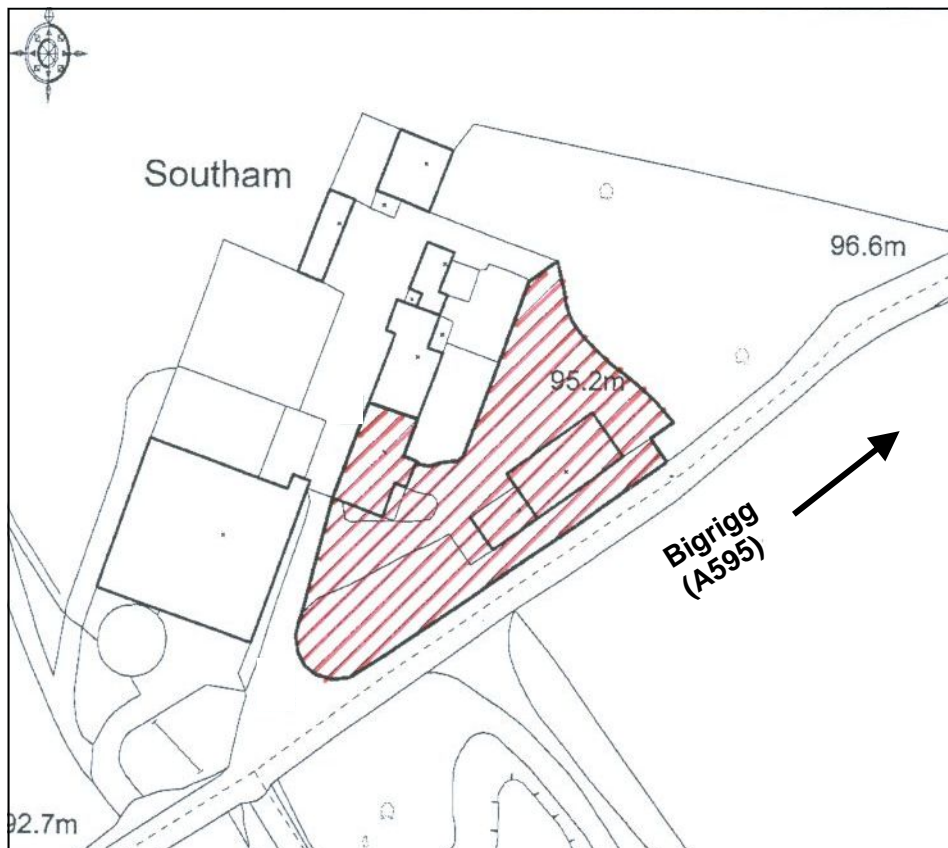
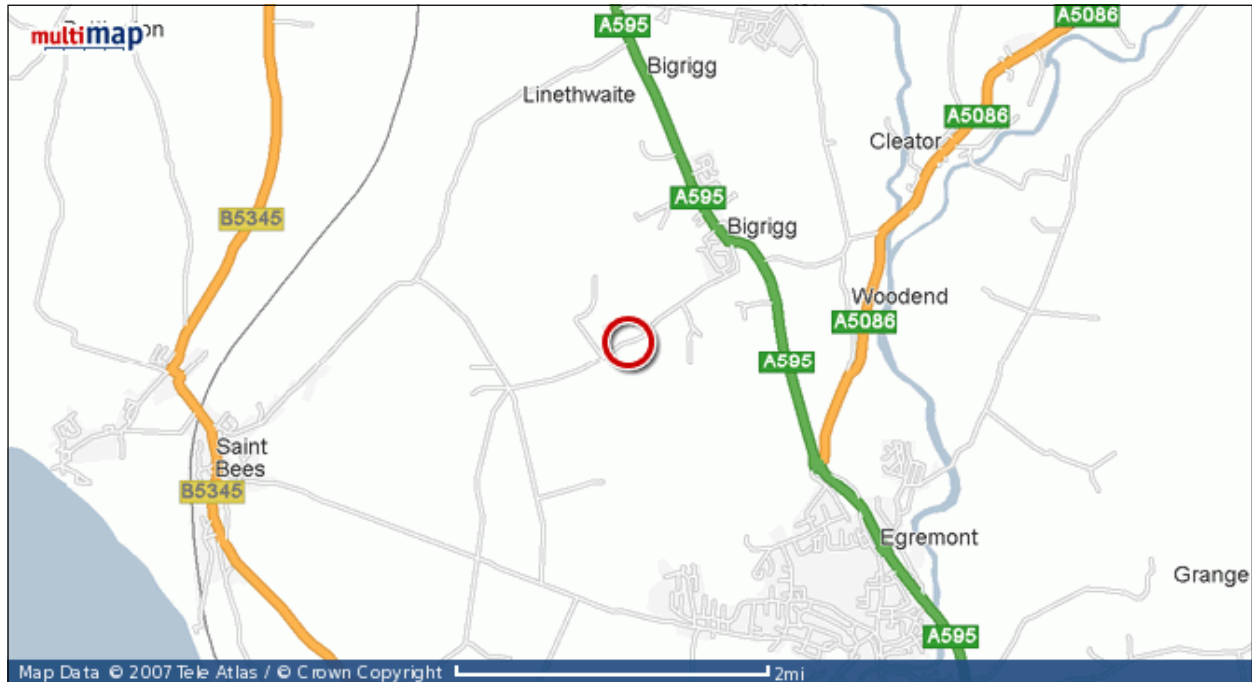
VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

Details amended

April 2010





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

1) the particulars are set out as a general outline only for the guidance of Intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.