

7501/BB

CARLISLE

UNIT 8 CHAPEL PLACE
DENTON HOLME TRADE CENTRE

TO LET

51.84 sq m (558 sq ft)

****IDEAL STARTER UNIT****

****100% BUSINESS RATES RELIEF**
FOR QUALIFYING OCCUPIERS**

****NO VAT PAYABLE****



LOCATION

Carlisle is the main centre for population and commerce in Cumbria situated to the western side of the M6 motorway, approximately 10 miles south of the Scottish border.

Denton Holme Trade Centre is located approximately 1 mile west of the city centre, within 2.5 miles of the M6 at junctions 42, 43 and 44. Nearby occupiers include Finesse, Northern Construction, Contract Flooring and Premier Electrical.

The location of the property is shown coloured red on the attached plan extract.

DESCRIPTION

The property is a mid-terraced light industrial unit of steel portal frame construction with an insulated corrugated roof, cavity brick/blockwork walls with insulated pvc coated metal cladding above and a concrete floor. Internally the unit provides workshop accommodation, built in office and a WC. A mezzanine provides further storage accommodation.

Parking is provided to the front and access to the property is via both a personnel and a roller shutter door.

ACCOMMODATION

Gross Internal Area 51.84 sq m (558 sq ft)

SERVICES

Water and electricity are connected to the unit. Heating is provided to the offices/stores by way of wall mounted electric heaters.

TERMS

The property is available **TO LET** by way of a new lease, for a minimum term of 3 years, subject to possession.

RENT

£5,250 per annum exclusive payable monthly in advance.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Warehouse and Premises with a 2023 List Rateable Value of £3,650.

The National Non-Domestic rate for the current (2023/24) rate year is 49.9p in the £.

****100% BUSINESS RATES RELIEF****

COSTS

Each side will bear their own legal fees incurred.

VAT

We are advised that the property is not currently VAT elected, and therefore VAT is not payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen. For more information contact:-

Ben Blain

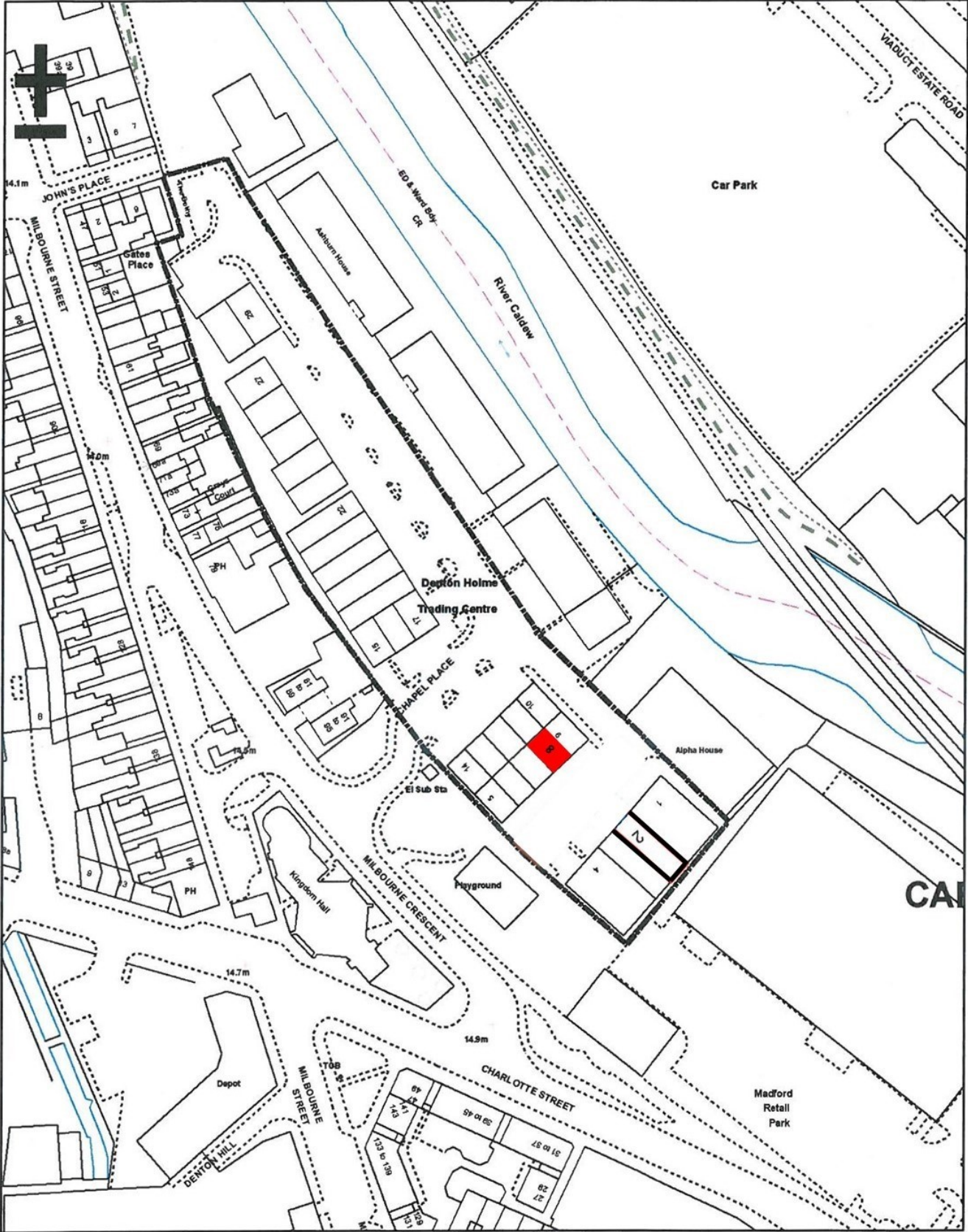
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Details prepared

March 2024





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