

7521/BB

CARLISLE

UNIT 4 CHAPEL PLACE
DENTON HOLME TRADE CENTRE

TO LET

229.75 sq m (2,473 sq ft)

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

****NO VAT PAYABLE****

****GOOD SIZED TRADE COUNTER UNIT****

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 Apex Electrical Engineers, Finesse, and Premier Electrical.

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

DESCRIPTION

The property is an end of terrace 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 open plan workshop accommodation, built in office and a wc.

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

ACCOMMODATION

Gross Internal Area:
229.75 sq m (2,473 sq ft)

SERVICES

We understand water, gas and electricity are connected to the unit.



RATING VALUE

The Valuation Office Agency website describes the property as Warehouse and Premises with a 2023 List Rateable Value of £9,800. The Small Business Non-Domestic multiplier for the current 2024/2025 rate year is 49.9p in £.

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

TERMS

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

RENT

£20,000 per annum exclusive, payable monthly in advance.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-74.

COSTS

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

VAT

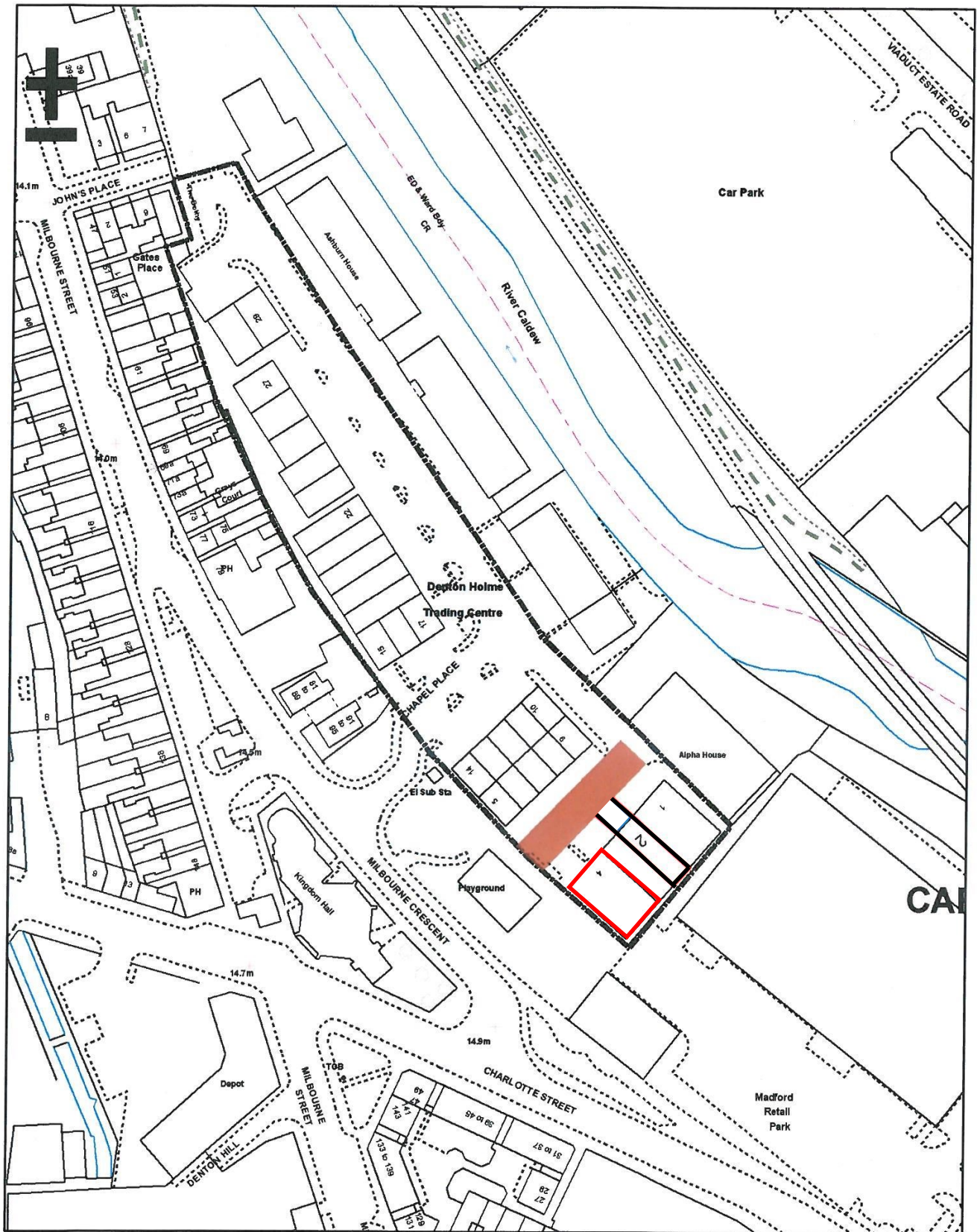
We are advised that the property is not currently VAT elected, and therefore VAT is not payable on the rent.

VIEWINGS

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

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Details prepared
April 2024



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