Commercial Property Consultants

01228 544733

7204/BB

WIGTON

OLD TAN YARD LAUREL TERRACE CA7 9AS

TO LET (MAY SELL)

** PRELIMINARY DETAILS ** **NO VAT PAYABLE** **FULL PLANNING FOR CHILDRENS **DAY NURSERY****



town located approximately 10 miles south west of the completed. City of Carlisle. The property lies in a predominantly residential area with close links to High Street and King Street, Wigton's main retail provision in the town centre.

DESCRIPTION

A two storey building under a pitched slate roof. Internally the property will shortly provide refurbished ENERGY PERFORMANCE CERTIFICATE office accommodation throughout finished to a high An EPC has been commissioned and will be made standard. Kitchen and storage accommodation is provided available shortly. on the ground floor.

Externally is a car parking area for approximately 10-12 Each party will bear their own legal costs incurred.

day nursery (ref 2/2018/0034 Cumberland Council VAT will be payable. planning portal). It would also be suitable for a variety of other commercial uses such as dentist, vets, funeral VIEWINGS directors and other office operations.

ACCOMMODATION

Ground Floor 1,184 sq ft 110 sq mFirst Floor 1,331 sq ft (123.65 sq m)

Total 2,515 sq ft (233.65 sq m)

SERVICES

We understand mains gas, water and electricity are October 2023 connected to the property.



RATEABLE VALUE

The property is currently in need of re-assessment which The property is located in Wigton, a Cumbrian market will be undertaken once the refurbishment works are

TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a quoting rent of £13,500 per annum exclusive.

COSTS

The property has full planning permission for a children's The property is not elected for VAT and therefore no

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

Ben Blain

Tel: 01228 544733

Email: bblain@carigietcowen.co.uk

Details Amended









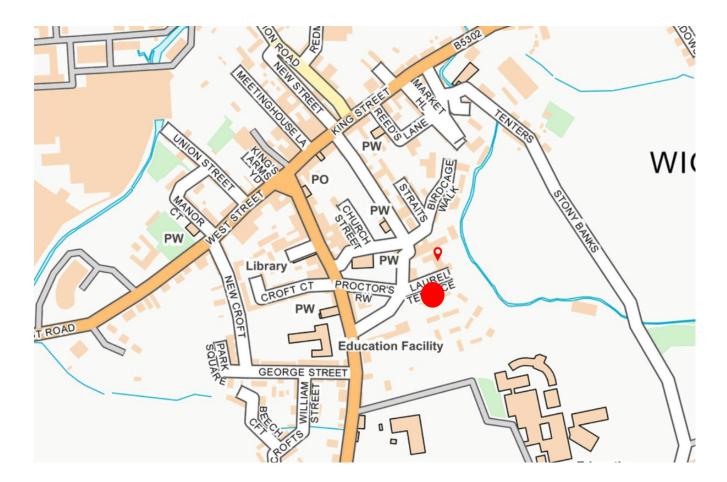




Carigiet Cowen







Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are 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 of 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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.