

5590/RP

CARLISLE

PETTERIL TERRACE
LONDON ROAD CA1 2PS

TO LET

SECURE COMPOUND SITE
1.14 ACRE (0.461 HA)

SUITABLE FOR A VARIETY OF USES
(Subject to Planning)

LOCATION

The premises are located approximately 1 mile to the south east of Carlisle city centre, with good access onto London Road (A6) which provides a direct link to J42 of the M6 motorway.

The site is located to the rear of the new KFC Drive Thru, in close proximity to London Road Retail Park with occupiers including B & Q, Pets at Home, Laura Ashley, Maplins, Costa and Pizza Hut.

DESCRIPTION

A palisade fenced and securely gated compound currently providing a mixture of concrete surfaced yard and grassed areas which are capable of being hard surfaced.

Vehicular access is provided to the site from Petteril Terrace by a surfaced road.

SITE AREA **1.14 acres** **0.461 ha**

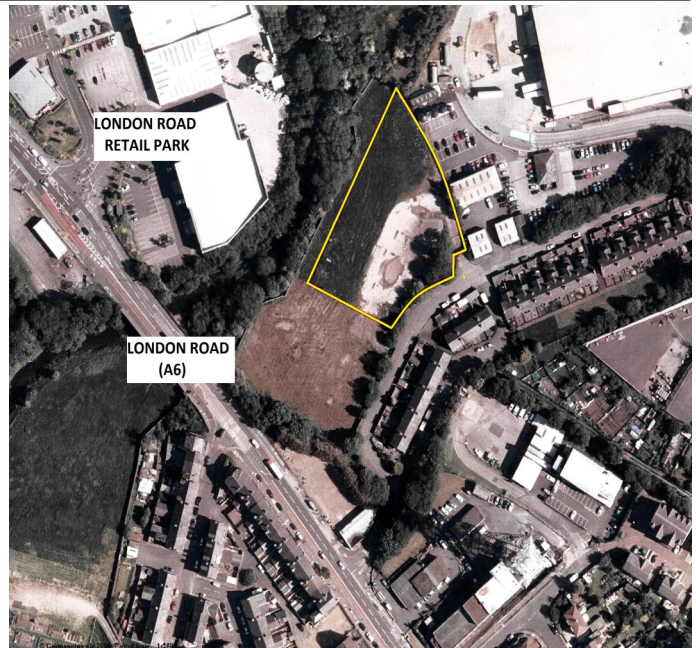
Comprising:-

Hard Surfaced 0.35 acres 0.141 ha

Grass 0.79 acres 0.320 ha

SERVICES

We understand mains electricity, water and drainage are laid on to the edge of the site.



TERMS

Available to let on a new lease for a term of years to be agreed. Rent on application from the agents.

RATING ASSESSMENT

We understand the site is not currently assessed for rating purposes.

COSTS

Each party will bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

VIEWINGS

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

Richard Percival Tel: 01228 635006

Email: rpercival@carigietcowen.co.uk

Details updated - September 2019



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