

6947/MB

## TO LET

### UNIT 3B TOWNFOOT INDUSTRIAL ESTATE BRAMPTON, CARLISLE, CA8 1SW

**\*\* 100% SMALL BUSINESS RATES RELIEF \*\*  
AVAILABLE FOR QUALIFYING OCCUPIERS**

**\*\* RENT FREE INCENTIVES AVAILABLE \*\***

#### LOCATION

Townfoot Industrial Estate is a popular development situated to the eastern side of the market town of Brampton, some 9 miles east of Carlisle and J43 and J44 of the M6 motorway. The estate is also close to the A69 Newcastle to Carlisle trunk road. Occupiers on the estate include Stalkers Transport, Safe Door International and Travis Perkins.

#### DESCRIPTION

A mid terraced unit of cavity brick and block work, built under a shallow pitched profiled steel sheet roof.

- Sectional up and over door
- Toilet facilities
- Good car parking and access

For identification purposes only, the property is shown outlined in red in the attached plan overleaf.

#### ACCOMMODATION

**Gross Internal Area 92 sq m (990 sq ft)**

#### SERVICES

Mains water, electricity and drainage are laid on. Interested parties should satisfy themselves as to the suitability of the services for their requirements.

#### RATEABLE VALUE

Unit 3B has a 2017 List Rateable Value of £4,250. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £4,750. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.



#### TERMS

Unit 3B is offered to let by way of a new full repairing and insuring lease for a minimum term of 3 years at a rent of **£8,910 per annum** exclusive.

A service charge will be levied in respect of landlord's expenditure in repairing and maintaining the common parts of the estate. The current service charge provision is **£415.34 p.a.**

A deposit equivalent to 3 months rent will be required, subject to tenant status.

#### ENERGY PERFORMANCE CERTIFICATE

Unit 3B has an Energy Performance Asset Rating of D-91.

#### COSTS

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

#### VAT

Rentals and other outgoings quoted are exclusive of VAT which will be charged in addition.

#### VIEWING

Strictly by appointment with the sole agents Carigiet Cowen. For further information please contact:

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