

3529/RP

On the instructions of



FOR SALE / TO LET

NEW BUILD BUSINESS UNITS



LOCATION

The units will be constructed to the rear of a proposed Aldi store on the corner of London Road and Petteril Bank Road, approx 1.5 miles to the east of Carlisle city centre and a similar distance from Junctions 43 and 42 of the M6 motorway.

DESCRIPTION

The development will comprise a terraced block of 4 similar sized units of steel portal frame construction with brick/blockwork walls under a pitched insulated profile steel sheet roof. Each unit will have a glazed pedestrian entrance as well as a vehicular access point via an electronically operated sectional up and over door. The units will have a clear eaves height of 4.5m (14'9").

Externally there will be service access areas in front of each unit, together with 34 car parking spaces.

ACCOMMODATION

Each unit will have a gross internal floor area of :-

2,960 sq ft (275 sq m)

Units may be combined, subject to availability.

SERVICES

All mains services will be laid on to the units.

RATING

The units will be assessed for rating purposes when construction is completed. Interested parties are advised to contact the non-domestic rates department at Carlisle City Council with any enquiries.

LEASE TERMS

The units will be available by way of new full repairing and insuring leases for a minimum term of 5 years or multiples thereof, subject to periodic upward only rent reviews. Rents on application

SALE PRICE

The units will also be available to purchase by way of 125 year ground leases. Sale price on application.

VAT

The properties will be registered for VAT and VAT will be charged on rent and other outgoings.

LEGAL COSTS

The incoming tenant or purchaser will be responsible for a contribution towards the landlord/vendor's legal costs incurred in any transaction.

FURTHER INFORMATION

For further information please contact:-

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Or

Adam Procter, Latham Procter

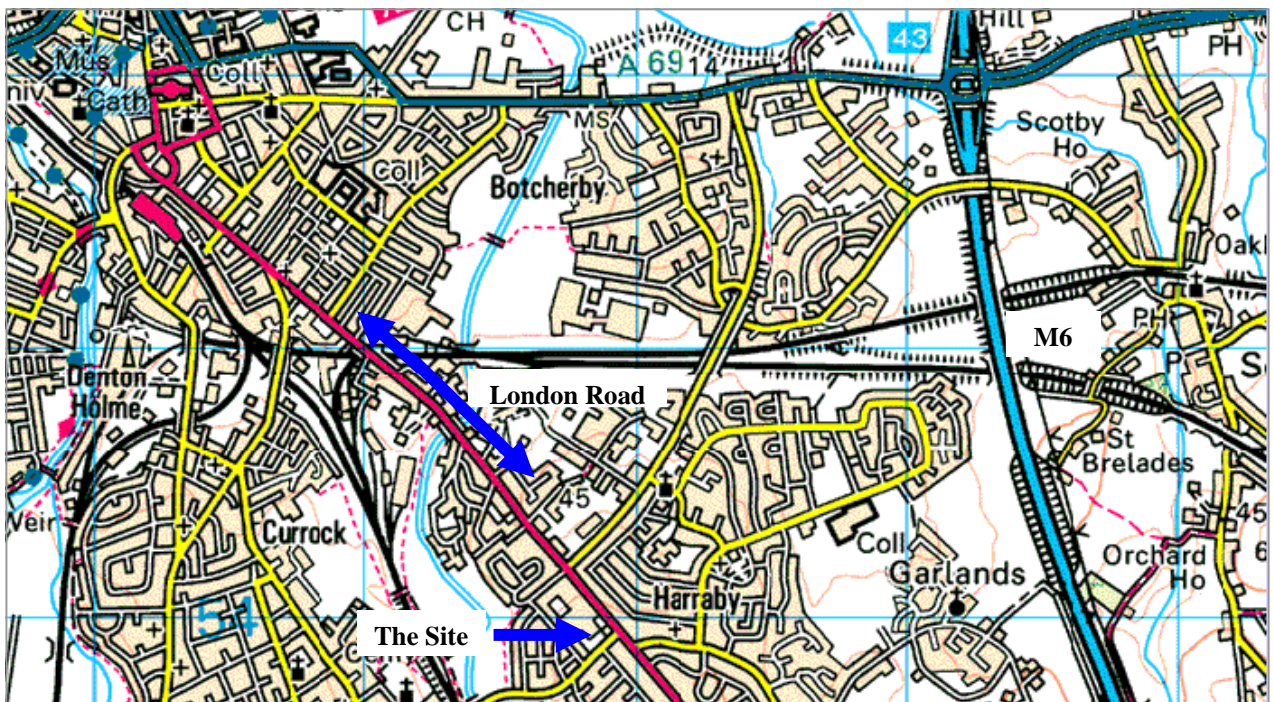
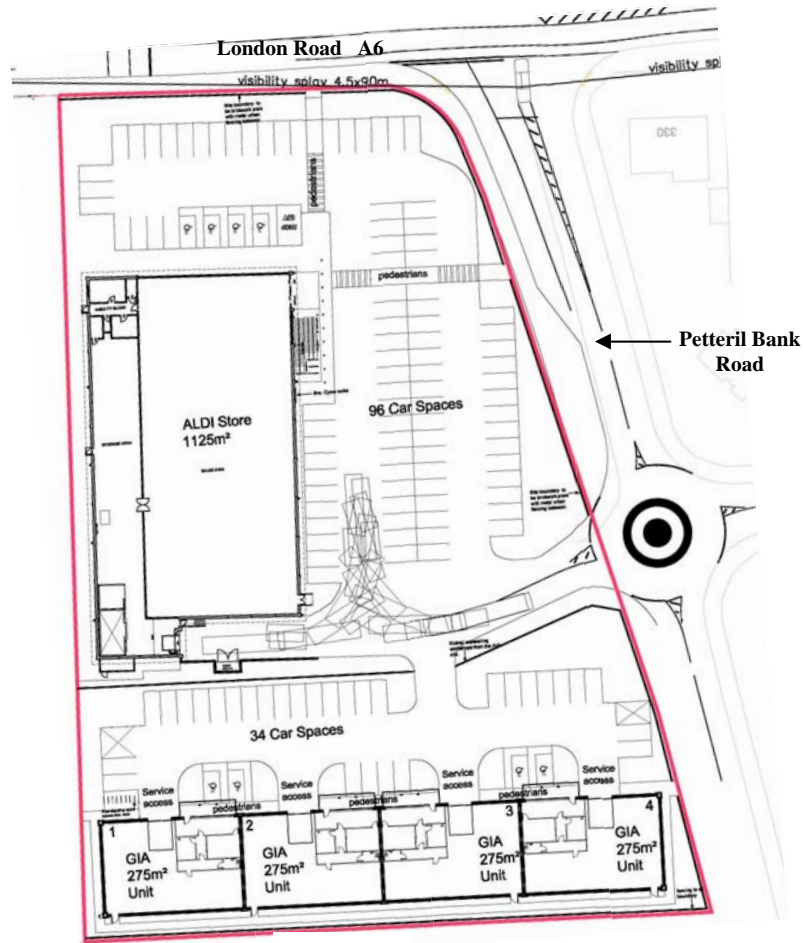
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Details Revised

April 2009





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