

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****



LOCATION

The property is located in Wigton, a Cumbrian market town located approximately 10 miles south west of the 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 office accommodation throughout finished to a high standard. Kitchen and storage accommodation is provided on the ground floor.

Externally is a car parking area for approximately 10-12 cars.

The property has full planning permission for a children's day nursery (ref 2/2018/0034 Cumberland Council planning portal). It would also be suitable for a variety of other commercial uses such as dentist, vets, funeral directors and other office operations.

ACCOMMODATION

Ground Floor	1,184 sq ft	(110 sq m)
First 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 connected to the property.

RATEABLE VALUE

The property is currently in need of re-assessment which will be undertaken once the refurbishment works are completed.

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**.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

COSTS

Each party will bear their own legal costs incurred.

VAT

The property is not elected for VAT and therefore no VAT will be payable.

VIEWINGS

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

October 2023



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

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