

Hyde Harrington

SHOWROOM/WAREHOUSE PREMISES

TO LET/FOR SALE

Lancaster Street, Carlisle



1,302m² (14,013ft²) in 4 adjoining buildings.

Fringe of city centre location.

Parking for 29 vehicles and additional land.

Rent £45,000 pa
Freehold £500,000

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PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION
BUILDING SURVEYS AND DEFECT ANALYSIS · DILAPIDATIONS · PARTY WALL MATTERS
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEWS · LEASE RENEWALS

Lancaster Street, Carlisle, Cumbria, CA1 1TF

Description

The property comprises 4 interlinked buildings arranged around 3 sides of a central courtyard, used for parking and delivery access. One of the buildings is a showroom with display windows.

All of the buildings are of steel frame construction with brick or block infill walls, under profiled asbestos cement sheet pitched roof sections.

The car parking area has a tarmacadam surface.

The site has its own access road with security gates to Lancaster Street. To the rear of the buildings is an area of unmade land.



Location

The site is on the fringe of the St Nicholas Estate comprising retail and commercial premises to the south of the city centre. The property is near non food retail warehouse and showroom units. It is convenient for access to London Road/Botchergate.

Accommodation

Showroom 22.04 x 9.6 211.8 m² (2,277 ft²)
Office 6.29 x 3.21 20.19 m² (217 ft²)
Kitchen and WC

Rear warehouse 22.75 x 9.86 224.32m² (2,414 ft²)

Main warehouse

Front span 14.71 x 33 av 485.43 m² (5,225 ft²)
Includes office and store room,
roller shutter door access.

Rear span 15.02 x 24m 360.48m² (3,880ft²)

Overall Net internal area 1,302m² (14,013ft²)

Overall Gross internal area 1,320m² (14,206ft²)

Business Rates

The Rateable value in the 2010 Valuation List is £36,250. Rates payable for 2016/17 will be £18,016.25

EPC

Energy Performance Asset Rating - E.

Services

Mains water, drainage and electricity are laid on to the property.

Tenure

The property is available to let on a new lease. Alternatively, a sale of the freehold will be considered.

The tenant will be responsible for all repairs and the cost of insurance.

The rent will be subject to periodic review.

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600
Particulars prepared November 2016

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.