

Hyde Harrington

**MODERN FIRST FLOOR OFFICES
TO LET
LOW WIEND
APPLEBY-IN-WESTMORLAND
CA16 6QP**



First Floor Offices within the Library Building.
Lift Served Space & On-Site Car Parking.
Within the centre of the historic market town.

Gross Internal Area 223m² (2,400ft²)
Available as a whole or in two suites.

**Rent £12,750 p.a. for the whole
£8,000 p.a. & £5,000 p.a. for separate suites.**

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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

FIRST FLOOR, LIBRARY BUILDING, LOW WIEND, APPLEBY-IN-WESTMORLAND, CA16 6QP

Description

The offices are across the whole of the first floor of the modern library building in the centre of town. Part of the space was formerly used by the library with a kitchen and WC on the main landing and can be offered as a separate suite.

The remainder was formerly a health centre with consulting rooms to which there is a separate access staircase from the front.

Both suites would have access to the passenger lift and lobby within the centre of the building.

The property has rough cast and painted elevations together with part red sandstone finish, all under a pitched tiled roof. Windows to part have been replaced in upvc double glazed frames.

There is an enclosed surfaced car park to the rear with security barrier entrance.

3 designated spaces would be let to a tenant for a single letting, with 2 spaces each to be offered if let in parts.

Location

The building fronts Low Wiend just off Boroughgate in the centre of town close to St Lawrence Church and the cricket ground to the rear.

Appleby has an attractive market town, the historic county town of Westmorland within the Eden Valley. It has a good range of shops and schools, including a grammar school, situated 13 miles east of Penrith. It is by-passed by the A66 which gives good access to the north east, and the M6 Motorway at Junction 40.

Public car parking is available nearby on Chapel Street and restricted on-street parking is also available in the town centre.

Accommodation

Ground floor

Entrance Hall, shared with NFU.

First Floor

West Section

Main Landing.

Staff Cloakroom and WC.

Open Plan Office 8.67m x 18m overall
130m² (1,400ft²)

Kitchen 1.97m x 5.19m.

East Section

Central Passage.

Shelved Store Cupboard.

Front Kitchen/Staff Room 15.8m² (170ft²)

Rear Office 13.5m² (145ft²)

Rear Office 8.89m² (96ft²)

Rear Office 16.42m² (177ft²)

Front Office 12.19m² (131ft²)

Ex-Preparation Room

Separate WC.

Landing to secondary stairwell.

Rateable Value

The Rateable Value in the 2010 Valuation List is £14,000. The current rates payable, ignoring any relief, for the financial year 2016/17 will be £6,720.

Services

All main services are laid on to the property. There is gas fired central heating serving radiators.

Terms

The suites are available to let as a whole or in two parts on a new lease for a term to be agreed on internal repairing terms.

To the asking rents of £12,750 p.a. for the whole, to include 3 car parking spaces, or respectively £8,000 and £5,000 p.a. for the 2 parts, to include 2 parking spaces per suite.

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.

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EPC

The first floor has a D rating (96).

Service Charge

In addition to the rent, the tenants will be responsible for contribution towards the cost of insurance, lift maintenance, external repairs, and cleaning of common areas through a service charge.

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600

Particulars prepared June 2015 10914



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.

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