

WORKSHOP/WAREHOUSE UNIT TO LET

**UNIT A7
Haig Enterprise Park
Kells
Whitehaven
Cumbria
CA28 9AN**



Can be combined with adjoining unit (A5) if required

Haig Enterprise Park is situated at Kells to the west of Whitehaven town centre and immediately adjacent to the former Haig Mining Museum. The site comprises a range of occupiers, and Block A at the estate comprises a range of workshop and warehouse units with both internal and external access. There is a shared central corridor and kitchen/wc facilities. This site is as short distance from the proposed Woodhouse Colliery in Whitehaven.



Description

The unit is situated within Block A which has shared kitchen/toilet facilities along an internal corridor together with external access to most units. The subject unit is situated on the eastern side of Block A and has the benefit of both an external access and internal access to wc facilities. There is plentiful on site car parking at the estate. The property offers the following accommodation:-

Accommodation

Ground floor – Gross internal area	77 sq m	828 sq ft
------------------------------------	---------	-----------

(The adjacent unit A5 of 5.55 sq m (516 sq ft) could be made available if required.

There is shared use of wc and kitchen facilities (cleaning arranged by the Landlords via the service charge)

Terms

The property is available on the basis of a new flexible 'easy in/easy out' tenancy agreement at a rental of £4,000 per annum plus VAT and service charge (service charge estimate for 2023 of £1,200 per annum plus VAT). A deposit of two months' rent will be required from an ingoing occupier.

Service Charge

The service charge noted above covers costs incurred by the Landlord including external maintenance, landscaping, buildings insurance, cleaning of the common parts and shared use of the wc and kitchen facilities.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £3,200
UBR – 49.9p (2022/2023)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'D-92'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new tenancy agreement.

VAT

The Estate is registered for VAT and VAT is therefore payable on the rent and other payments under the terms of the tenancy agreement.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Claire Bailey dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.