

Warehouse/Trade Counter Unit to Let

Units D1 & D2
Haig Enterprise Park
Kells
Whitehaven
Cumbria
CA28 9AN



Substantial Warehouse/Trade Counter on established estate to let on a new lease

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, Units D1 & D2 are at the western end of the estate with plentiful on site car parking and circulation space.



Description

The unit comprises a double unit (capable of sub-division if required) and access by way of 2no roller shutter doors. The property has most recently been used a carpet showroom and warehouse and we understand benefits from Class E planning consent.

Accommodation

The units extend to a total internal area of :-

Units D1 & D2 GIA - 5,840 sq ft (542.6 sq m)

Terms

The unit is available to let on the basis of a new 10 year lease, or longer, subject to 5-yearly rent reviews on a full repairing and insuring basis.

Rent

£27,500 per annum exclusive of rates, service charges and VAT, payable quarterly in advance.

Service Charge

There is a service charge, which is in addition to the rent quoted above, covers costs including external maintenance, landscaping, buildings insurance, cleaning of the common parts, shared use of the wc and kitchen facilities. Further details are available on request.

Rating Assessment

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

Rateable value £17,500
UBR – 49.9p (2023/2024)

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

Energy Performance Certificate

The properties have an energy performance asset rating of:-

D1 & D2 – 91-D

Legal Costs

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

VAT

The estate is registered for VAT and VAT is therefore payable on the above rent and other payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@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

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