

Office/Workshop unit to let on new lease

**Unit 5, The Old Brewery
Craw Hall
Brampton
Cumbria
CA8 1TR**



**Ground floor unit suitable for a range of uses including
workshop or office**

Brampton is an attractive market town situated in north-east Cumbria, approximately 8 miles east of Carlisle and lying just off the A69 trunk road which links Carlisle at junction 43 of the M6 motorway with Newcastle upon Tyne and Hexham to the east. Brampton therefore offers excellent access to the M6 motorway at junctions 42, 43 and 44, together with good access to the north-east.



Location

The property, is situated to the south-east of Brampton town centre, and within walking distance of Brampton services which include Post Office, bank, independent retailers, library, restaurants and takeaway. There is a Co-op convenience store a short distance from the subject property in the town centre.

Description

Unit 5 is accessed from Craw Hall and has the benefit of shared car parking in the brewery yard. The property comprises a ground floor lock-up unit with pedestrian door. The Old Brewery comprises a range of attractive sandstone buildings dating back to the late 18th Century but converted into light industrial/retail/workshop/craft units approximately 30 years ago. There are a range of occupiers on the site which comprises a total of 14 units. The property offers the following accommodation:-

Accommodation

Ground floor gross internal area	166.40 sq m	(1,791 sq ft)
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Terms

The property is available to let on the basis of a new 3-year lease, or longer subject to 3-yearly rent reviews. There is an estate service charge which covers maintenance, landscaping and shared costs for the development as a whole. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act.

Rent Deposit

Our clients may require a rent deposit equivalent to one quarter's rent.

Rent

A commencing rental of £11,650 per annum, exclusive of rates, VAT and service charge.

Rating Assessment

To be separately assessed (currently assessed with an additional unit); however, 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 is assessed as 122-E

Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore payable on rent, service charge and other payments under the terms of the lease.

Insurance

The tenant is responsible for a contribution towards the insurance of the whole building and further details are available on request.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01228 543 900 (Ben Adams and 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.