



END TERRACE BUSINESS UNIT 995 SQ FT

Rent: £8,950 Per Annum

Unit 3
Borders Business Park
LONGTOWN
Cumbria
CA6 5TD

- 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS
- CLEAR EAVES HEIGHT OF 3.6 M
- UP AND OVER SECTIONAL SHUTTER DOOR
- 3 NO. PARKING SPACES

Location

Longtown is situated on the English/Scottish border approximately 6 miles north of J44 of the M6 at Carlisle and 3 miles east of Gretna Green. Borders Business Park is located to the southeast side of Longtown, just off the A6071 which provides a direct link to Brampton and the A69 beyond. Nearby occupiers include RH Irving Construction, Capontree Vet Centre and Aspatia Farmers.

Description

Unit 3 is a single storey end terrace business unit of steel portal frame construction under a pitched profile metal sheet roof. The unit benefits from;

- High level LED strip lighting
- Clear eaves height of 3.6m
- Painted concrete floor
- Up and over sectional shutter door 2.7m wide by 3m high
- 3 no. parking spaces

Terms

Unit 3 is available by way of a new full repairing lease for a minimum term of 3 years at a rent of £8,950 per annum.

Accommodation

This property has been measured on a Gross Internal Area basis and extends to the following approximate areas:

	Sq Ft	Sq M
TOTAL	995	92.44

Services

The property is connected to mains water, drainage and 3 phase electricity. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

Business Rates

The Valuation Office Agency website describes the property as workshop and premises with a 2023 List Rateable Value of £4,800. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.



Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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