

TO LET



Commercial/Industrial/542 sq ft (50 sq m)/£4,500 per annum

Unit 3, Station Yard Workshops,

Alston

Alston CA9 3HN

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



LIGHT INDUSTRIAL MODERN WORKSHOP ON SMALL INDUSTRIAL ESTATE ADJACENT RAILWAY STATION

- INITIAL 3-YEAR LEASE TERM
- TENANT RESPONSIBLE FOR INTERNAL REPAIR AND DECORATION
- AVAILABLE FROM JULY 2025

DESCRIPTION

The unit comprises modern single-storey workshop/light industrial accommodation of steel frame and blockwork construction beneath a mono-pitch and profile roof.

There is an integral toilet, personnel access door and up-and-over loading door.

LOCATION

Station Yard is adjacent to Alston station and approximately ¼ mile from the town centre.

Alston is 28 miles east of Carlisle and 20 miles from access to the M6 motorway at Junction 40, Penrith.

ACCOMMODATION

The property comprises the following approximate areas:-

542 sq ft (50 sqm)

SERVICES

All mains services are connected including gas central heating and disabled toilet accommodation incorporating 1 WC and 1 WHB.

The tenant is responsible for the payment of all utilities.

RATEABLE VALUE

£2,850 (2023 listing)

Interested parties are advised to make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note that where a rateable value is less than £12,000 and this is the tenants only property then no business rates will be payable, subject to status.

LEASE

A new lease for a 3-year term on internal repairing and insuring terms (including doors and windows). Some flexibility maybe considered within the lease term.

Please note: The tenant will be asked to make a reasonable contribution towards the Landlords legal costs in producing the new lease documentation.

The property is not available until mid-June 2025.

VAT

VAT is payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D89.

VIEWINGS

Please contact Walton Goodland.

Strictly no approach should be made to the existing tenant.

Available June 2025 onwards.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.



Energy performance certificate (EPC)

Unit 3 Station Yard Workshops Alston CA9 3PH	Energy rating D	Valid until: 8 February 2029
		Certificate number: 0890-0731-7869-7502-7002

Property type: B1 Offices and Workshop businesses
Total floor area: 51 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:

If newly built: **38 B**

If typical of the existing stock: **111 E**

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