

TO LET

58.03 Sq M



UNIT 5, ALDBY FARM, DACRE, PENRITH, CA11 0HN

- Office/ Storage unit
- Short term flexible tenancies available
- Located close to Penrith on the fringe of the Lake District National Park
- Suitable for a variety of uses under Use Class E.

DGRE

UNIT 5, ALDBY FARM, DACRE, PENRITH, CA11 0HN

The property comprises a single storey suite of rooms, situated on the popular Aldby Farm business complex. The units are set in a pleasant rural location to the west of Penrith, Cumbria.

Location

Aldby Farm is situated in open countryside just off the A66 trunk road about 3 miles west of Junction 40 of the M6 Motorway and the market town of Penrith. It lies just inside the Lake District National Park between the villages of Stainton and Dacre. Penrith has a station on the west coast mainline and a number of major retailers and supermarkets

Accommodation

The property comprises a main office with tea-point, a store and WC. The rent includes water charges but the tenant to pay property insurance premium, business rates and electric.

| | Sq M | Sq Ft |
|--------------|--------------|---------------|
| Ground floor | 36.45 | 392.35 |
| Ground floor | 18.63 | 200.53 |
| Ground floor | 3.95 | 42.52 |
| TOTAL | 58.03 | 624.63 |

Tenure

Short term flexible tenancies available. The rent includes water charges but the tenant to pay property insurance premium, business rates and electric. The rateable value is £3,250. This is not the rates payable and the unit qualifies for 100% small business rates relief for qualifying businesses.

VAT

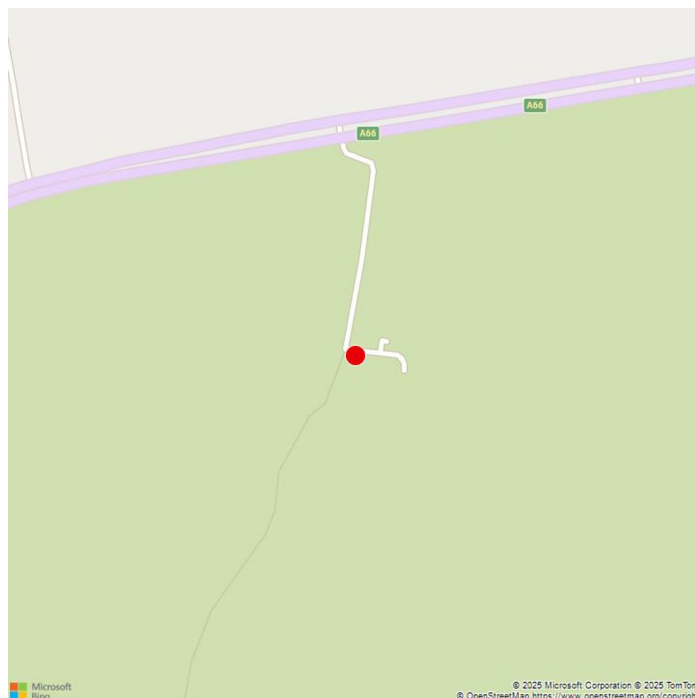
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp Duty Land Tax is liable at the prevailing rates where appropriate.

Planning Information

Prospective tenants should satisfy themselves that the proposed use complies with all planning regulations by making enquires of the local planning authority.

Services

Understood to be connected to mains water electricity and sewerage. No warranty is given regarding the working order of any appliances or services referred to in these particulars.



Additional Information

Rent

£455.00 Per Month

EPC

The property has an EPC rating of E, under certificate number 0593-2318-3030-6300-1323 which expires on 18th March 2028.

Viewing

Strictly by appointment only with DGRE.

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