

Aspatria - Old Market Hall, Market Square, Cumbria CA7 3EZ  
Leisure Centre to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Aspatria - Old Market Hall, Market Square, Cumbria CA7 3EZ

## Leisure Centre to Rent



### Property Features:

- Comprises three-storey commercial building (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms to be agreed by negotiation
- Situated 8 min walk from Aspatria Train Station, providing direct and regular services to Maryport (15min) Carlisle (30min), Lancaster (1:30h) and more.

### Property Description:

Comprises detached former church building previously operated as a gymnasium, providing the following accommodation and dimensions:

Ground Floor: 228.52 sq m (2,460 sq ft)

Open plan area, changing rooms, office, reception

First Floor: 106.54 sq m (1,147 sq ft)

Open plan area, changing rooms

Second Floor: 69.53 sq m (748 sq ft)

Open plan area

Total gross internal area: 404.59 sq m (4,355 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £346.15 per week (PCM: £1,500)

Deposit: £4,500 (3 Months)

### Rateable Value:

Rateable Value - £8,700 p.a.

Rates Payable - £0\*

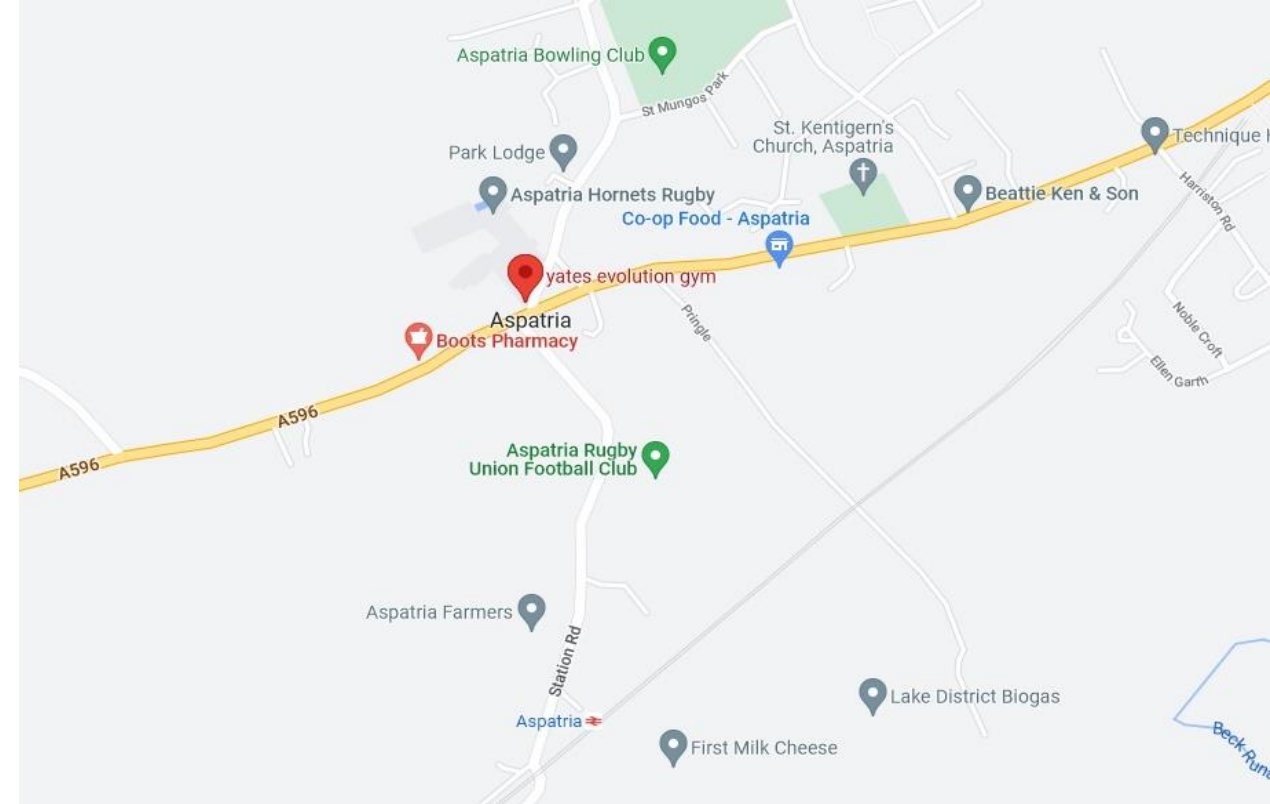
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Aspatria is a market town in west Cumbria, some 15 miles southwest of Carlisle and J43 and J44 of the M6 motorway. The property is located at the heart of the town centre onto the A596 connecting Carlisle to Workington via Maryport with nearby occupiers include Boots Pharmacy and Co-Op Food, amongst other local retailers. Situated 8 min walk from Aspatria Train Station, providing direct and regular services to Maryport (15min) Carlisle (30min), Lancaster (1:30h and more).



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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