

# TO LET COMMERCIAL UNIT

Part First Floor, The Shearing Shed,  
Orton Grange, Nr Carlisle  
CA5 6LA

Edwin  
Thompson



- Self-contained first floor unit suitable for a range of uses
- Well located within the established Orton Grange complex on the A595 providing excellent access to Carlisle and West Cumbria
- Approximate Net Internal Area 25.66m<sup>2</sup> (276 sq ft)

**Rental - offers invited in the region of £6,000 per annum**

**Ref: T1144**

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#### LOCATION

Orton Grange is approximately 5 miles west of Carlisle and 7 miles east of Wigton. The premises are accessed via the A595, which is the main commuter route between Carlisle and West Cumbria. The nearest train station is situated less than 2 miles to the south west within the village of Dalston which offers a range of local amenities and services including a village pub, Co-op minimarket and a doctor's surgery.

Carlisle is Cumbria's primary retail and residential hub. It lies close to the Scottish Border and is adjacent to Junctions 42, 43 and 44 of the M6 motorway. It is also based on the Virgin Trains West Coast Main Line providing services between Glasgow and London Euston as well as being approximately 1 hour away from Newcastle Airport along the A69. The city has a population of 75,306 with a wider area population of 107,524 (2011 Census) and is a main administrative and retail centre for Cumbria.

#### DESCRIPTION

The premises are situated within Orton Grange Café and Gifts complex, which includes a Cranston's Food Hall, café, gift shop, indoor private hire swimming pool, The Shearing Shed hairdresser's salon and a 360 acre dairy farm.

The offices are situated on the first floor of a converted solid stone and slate barn and are accessed via an external staircase at the rear of the building which leads into a self-contained entrance hallway. Internally the premises is well presented with a mixture of laminate and carpeted flooring and plaster painted walls and incorporates a main office/therapy room having base units with worktops and a stainless steel sink, a separate area which would lend itself to a waiting room/reception/office, a w/c, store room and a small kitchenette.

Externally there is private parking for one car and any visitors to the suite would utilise the customer car parking for the main shop and café.

The property is connected to mains water and electricity, whilst drainage is to a private septic tank. Central heating and hot water is provided by a biomass boiler.

#### ACCOMODATION

The property provides the following approximate net internal area from our measurements:

First Floor Total Approximate NIA	25.66m <sup>2</sup>	(276 sq ft)
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#### LEASE TERMS

The premises are available at a commencing rental in the region of £6,000 per annum, inclusive of heating, hot and cold water, electricity and drainage but exclusive of all other costs and with lease terms to be agreed.

#### VAT

All figures are exclusive of VAT where applicable.

#### RATEABLE VALUE

Upon occupation the property would be assessed for Business Rates purpose.

Small Business Rate Relief may apply and prospective tenants are encouraged to make enquiries with Carlisle City Council – Tel: 01228 817200.

#### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

#### VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP.

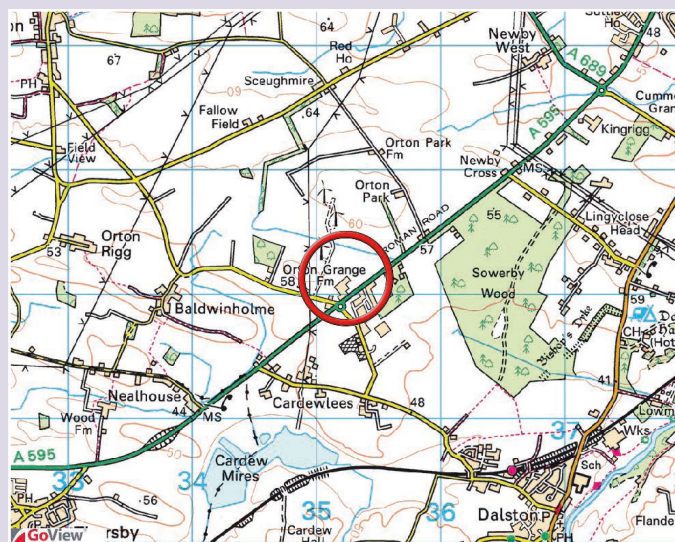
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Regulated by RICS



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