

# UNIT 14, HARTLEY FOLD

Kirkby Stephen, CA17 4JA

GSC GRAYS

PROPERTY • ESTATES • LAND

# UNIT 14, HARTLEY FOLD

Hartley, Kirkby Stephen,  CA17 4JA

£500.00 per annum plus a 12% service charge.

Located in Hartley, just outside Kirkby Stephen, Unit 13 forms part of a traditional stone building, which is suitable for storage.






GSC GRAYS

PROPERTY • ESTATES • LAND

Unit 9, Underley Business Centre, Kearstwick, Kirkby Lonsdale,

LA6 2DY

01524 880320

chm@gscgrays.co.uk

GSCGRAYS.CO.UK

## The Property

It is understood that the premises provides the following approximate net internal measurement: 567 sqft (52.68sqm). The construction of the building is stone under slate, with a concrete floor, stone walls and boarded ceiling. There are two lockable sliding wooden doors into the unit, and the opportunity for electricity to the unit, should the suitable tenant require this. The space lends itself to storage.

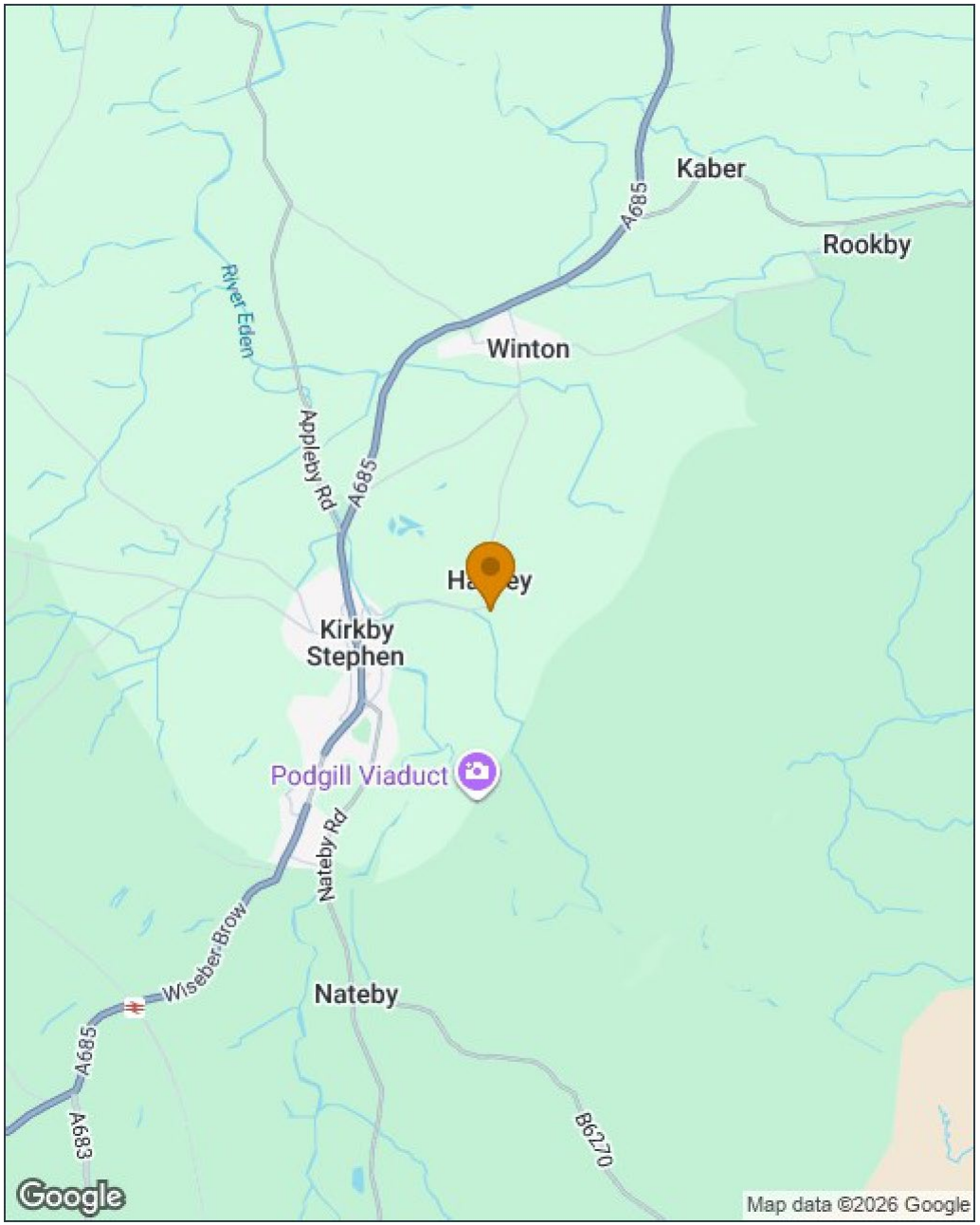
The property can be accessed by vehicle, and temporary parking outside the unit is permitted during reasonable daylight hours for loading and unloading. This is on the basis that the vehicle does not block access into other properties.

## Services

There is a mains electric supply to the unit and could be connected if required, by arrangement of the tenant. However, prospective occupiers are advised to make their own investigations as to the state and condition.

## Business Rates

Interested parties are advised to make their own enquires via Westmorland and Furness Council.



## Tenure and Rental

The premises is available by way of a commercial lease for a 24-month period and at a rental of £500.00 per annum exclusive of service charges and VAT.

Please note the service charge does not cover utility costs. These are payable by the tenant.

## EPC

The property is exempt as there is no heating.

## Legal Costs

Each party to bear their own legal costs throughout the transaction.

## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Insurance

Tenants are responsible for the insuring of their own contents and for business interruption cover.

## Local Authority

Westmorland and Furness Council

## Viewings

Strictly by appointment only via GSC Grays. Please contact Charlotte Morris to arrange.

T: 01524 880320.

E: chm@gscgrays.co.uk

## Directions

From Kirkby Stephen Town Centre:

Head north on the A685 towards Market Square. At the roundabout take the second exit. In 0.2 miles, take a right turn onto Hartley Road for 0.7 miles. At the end of this road, turn right, and the property is on the left.

## Particulars and Photographs

Particulars written June 2026

Photographs taken June 2026


### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.