

**Workshop/studio/storage unit to let on a new lease**

**Unit 3, The Old Brewery  
Craw Hall  
Brampton  
Cumbria  
CA8 1TR**



**Ground floor unit suitable for a range of uses including workshop, studio and storage**

Brampton is an attractive market town situated in north-east Cumbria, approximately 8 miles east of Carlisle and lying just off the A69 trunk road which links Carlisle at junction 43 of the M6 motorway with Newcastle upon Tyne and Hexham to the east. Brampton therefore offers excellent access to the M6 motorway at junctions 42, 43 and 44, together with good access to the north-east.

### Location

The property, which is shown for identification on the enclosed plan, is situated to the south-east of Brampton town centre, and within walking distance of Brampton services which include Post Office, bank, independent retailers, library, restaurants and takeaway. There is a Co-op convenience store a short distance from the subject property in the town centre.

### Description

Unit 3 is close to the entrance to the estate and has the benefit of shared car parking; The unit is immediately to the right after the main entrance into the Old Brewery Yard and has ground floor access. The property comprises a ground floor lock-up unit with glazed windows to the brewery yard, internal wc and kitchen. The Old Brewery comprises a range of attractive sandstone buildings dating back to the late 18<sup>th</sup> Century but converted into light industrial/retail/workshop/craft units approximately 30 years ago. There are a range of occupiers on the site which comprises a total of 14 units. The property offers the following accommodation:-

### Accommodation

The property offers the following accommodation:-

|                     |         |             |
|---------------------|---------|-------------|
| Gross Internal Area | 72 sq m | (775 sq ft) |
|---------------------|---------|-------------|

### Terms

The property is available to let on the basis of a new 3-year lease, or longer subject to 3-yearly rent reviews. There is an estate service charge which covers maintenance, landscaping and shared costs for the development as a whole. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act.

### Rent

A commencing rental of £ 4,900 per annum exclusive of service charge and VAT.

### Rent Deposit

Our clients may require a rent deposit equivalent to one quarter's rent.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £2,225  
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

The property has an energy performance asset rating to be provided.

### Insurance

The tenant is responsible for a contribution towards the insurance of the whole building and further details are available on request.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

### VAT

The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

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### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Claire Bailey dealing), admin@peill.com for viewings.

### Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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