



Commercial space to let

Auction Mart Unit, Longtown CA6 5LY



Property Details

Auction Mart Office Unit, Longtown,
CA6 5LY

Rent

By negotiation

Description

An opportunity to acquire an office space at Longtown Auction market suitable for retail. The location of the site lends itself to a business with agricultural background but could benefit any other needs.

Available from: 1st November 2023

The space is 40 sq metres approx.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY







KEY FEATURES

- Commercial unit to let
- Excellent space to suit business needs
- Previously used as an agricultural supplies shop
- Opportunity to open up to 6 days a week
- Must be open on all Auction market sale days
- Electric heating
- Mains water and electricity
- Broadband
- Lease term 5 years fixed.
- Good location close to the centre of Longtown and 9 miles from the centre of Carlisle
- Gross Internal Area approximately 40 sq meters

Situation

The unit is located on the Auction market site at Longtown, on the outskirts of the town. Longtown mart is a very busy auction being the Largest in Europe with many clients being on site for a few hours on sale days. The town of Longtown benefits from an extensive array of local amenities which include a primary school, post office, petrol station, medical Centre and pub. The site has excellent road links located on the A7 with Carlisle (M6 J44) approximately 9 miles East and Junction 22 of the M74 approximately 5 miles to the West.



Terms

Landlord improvements: Should the unit be let in two halves the landlord will install a soundproof wall and ensure both side of the unit have access to water and electricity.

Tenants liabilities: Tenant is liable for internal maintenance, any electrics and any security alarms. The tenant is to keep the exterior in a clean, tidy and presentable manner. All rates, electricity and other services are to be paid by the tenant.

Lease: An initial term of five years from 1st November 2023

Maintenance: The landlord will maintain the external fabric. The tenant will be responsible for internal repairs, plumbing repairs (internal and external) and external painting of the front of the building.

Rent: By negotiation

Usage: The premises have been an Agricultural supplies shop for many years but would be suitable for veterinary, fuel sales, machinery sales, barber ETC or any other use (subject to the necessary consents) .

Services: Mains water, mains electricity, broadband.





Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
- No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.