



## **CARPENTERS BARN BROUGHAM, PENRITH CA10 2AF**

Workshop and Showroom premises within a substantial stone barn on ground and first floor levels extending in total to 331.85m<sup>2</sup> with customer parking in a rural yet convenient location just off the A66

**Rent: Offer in the region of £8,500 per annum  
(plus VAT)**

## Description

An excellent stone barn offering workshop and showroom facilities on ground and first floors together with WC's and small kitchenette area.

The premises benefit from a burglar alarm system and within the rooms on the ground floor are wood burning stoves to provide heating, additional flues are available at first floor level should wood burning stoves be required.

Externally is a concrete yard area for customer parking of up to 3 vehicles.

## Planning

The premises was granted permission for use as a workshop and display area in 2009 and has been used since by an antiques renovation business and retailer who has recently vacated.

## Lease

The unit is to let under an internal repairing and full insuring lease for a minimum term of 12 months. A longer term may be available by negotiation.

The rent, upon which VAT is applicable, will be payable monthly in advance by standing order.

## Services

Mains water and electricity. The tenants are responsible for the payment for all services.

## Business Rates

The draft 2017 rateable value for the property is currently £5,400. The tenant will be responsible for the payment of all rates due.

## EPC

A commercial EPC has been undertaken and a rating of C has been given to the premises.

