

FOR SALE

0.66 Hectares



COMMERCIAL LAND AND UNITS, HIGH HESKET BUSINESS ESTATE, HIGH HESKET, CUMBRIA, CA4 OBW

- Mixed use investment business estate generating £90,600 per annum for sale
- May suit change of planning to residential development (Subject to Planning)
- Planning granted for additional workshop space and replacement of some existing buildings.
- Located in prominent location on A6 between Carlisle and Penrith.
- Asset management opportunities to increase rents



COMMERCIAL LAND AND UNITS, HIGH HESKET BUSINESS PARK, HIGH HESKET, CARLISLE, CA4 0BW

The property is part of a 1.59-hectare (3.92-acre) mixed-use commercial development located south of High Heskett, Cumbria, near the A6 and within easy reach of Carlisle and Penrith. The site supports various uses, including retail, workshops, a café, offices, storage, and caravan-related activities. It is level, self-contained, and has established access points with a mix of tarmac and hardcore surfacing for parking and circulation.

The park contains six main single-storey commercial buildings of varying ages and designs, along with several external storage compounds. The northern section includes hardstanding, grassland, and trees, enclosed by steel fencing and hedging, with floodlighting. The southern part also features tarmac hardstanding, fencing, and hedging. The site, the other part of which has planning consent for residential redevelopment subject to signing of s.106 agreement

Location

The subject property is located in a prominent location on the east side of the A6, just to the south of the village of High Heskett, between the city of Carlisle (6.5 miles to the northwest) and town of Penrith (8 miles to the south)

The area has good road communications, with the subject property being located approximately 5.6 miles to the south-east of J42 of the M6. The property is approximately 2.2 miles southwest of Armathwaite railway station. Armathwaite railway station connects to Carlisle with a travel time of approximately 18 mins, Durham with a travel time of approximately 2 hours 25 mins and Newcastle upon Tyne with a travel time of approximately 2 hours 22 mins.

Accommodation

Units 1A, 1B, and 2 are single-storey brick buildings from the 1950s-60s with pitched tiled roofs and timber-framed single-glazed windows. Unit 1A is a retail unit, used as a dog day care facility and has been adapted to this use, there is an enclosed yard to the rear of the unit. Unit 1B is also a retail unit used for antiques sales, with timber windows, a rear extension, and internal divisions for display, kitchen, and WC. Unit 2 is a café with customer seating, a kitchen, WC (under refurbishment), and storage, finished with mixed flooring and food service equipment. Unit 3 is a steel-framed unit with part block/profile clad walls, a pitched clad roof with roof lights, and two vehicle access doors. Units 4 and 5 are detached steel-framed industrial buildings from the 1960s-70s with brick and asbestos sheet elevations. Unit 5 includes a vehicle inspection pit, oil-fired heating, and is used for caravan renovation with a workshop, office, and WC. All buildings vary in age, design, and use, with typical finishes and features for their intended commercial functions.

	Hectares	Acres
Unit 1A	1,708	158.67
Unit 1B	2,947	273.78
Unit 2	1,249	116.03
Unit 3	1,525	141.67
Unit 4	2,483	230.67
Unit 5A		0
Unit 5B	5,083	472.21
TOTAL	0.66	1.63

Tenure

The property is Freehold

The property is fully occupied except for one unit (Unit 5A), with a total of ten tenancies currently generating rental income of £90,600 per annum. Copies of agreements will be made available to interested parties.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Planning Information

The property has planning consent for "Re-development of existing light industrial and retail site to provide new offices, retail and light industrial site" planning reference number 23/0177. Further details can be found on the Westmorland and Furness planning portal.