

TO LET

OVER ½ ACRE YARD

**Former Hazelwood Coal Yard,
Brayton, Aspatria, Cumbria, CA7 3SY**

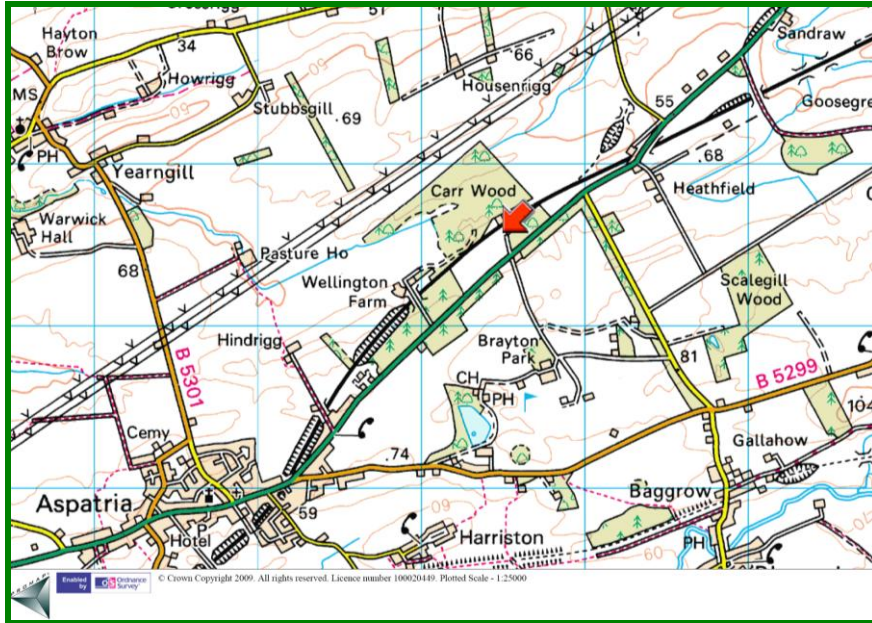


- Situated off the A596
- Concrete hard standing
- Flexible terms available

0.57 acres (0.23 hectares) of hard surfaced, fenced land suitable for various uses subject to the relevant planning consents. Accessed from the A596 trunk road via a track capable of accommodating large commercial vehicles.

Directions / Location

The property is located 1 mile northeast of Aspatria just off the A596 opposite the entrance to Brayton Park and adjacent to a haulage yard and railway line.



Services

Mains water is connected. Mains electricity and telephone can be connected with costs in doing so to be negotiated with the owner.

Rent and Rent Review

An initial rent of £6,600 per annum payable quarterly in advance by bankers order. VAT will not be charged on the rent. Incentive terms are available by negotiation. The rent to be reviewed every third year, upwards only.

Lease Term

5 year lease (other lengths by negotiation).

Repairs

The tenant will be responsible for all repairs.

Rateable Value

The property has a rateable value of £8,200.

Legal Costs

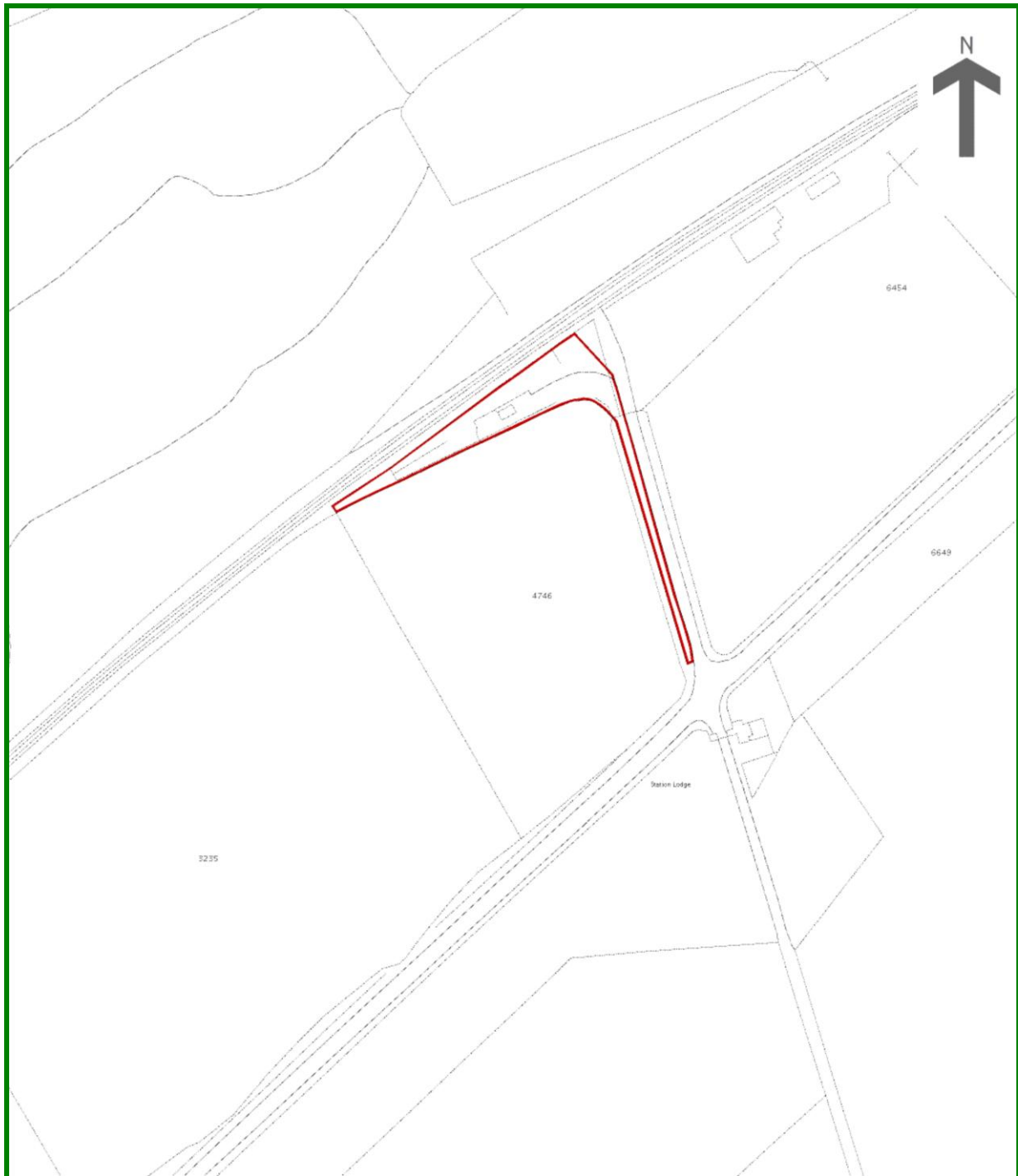
Each party to bear their own legal costs incurred in the preparation of the Lease

Viewings

All requests for viewings should be made to the Sole Agent,

**Mitchell's Auction Co Ltd (Land Agency Department),
Lakeland Livestock Centre,
Cockermouth,
Cumbria
CA13 0QQ.
Telephone 01900 822016.**

Plan of Property



Details prepared: April 2009

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