

7010/BB

CARLISLE

8-12 GRINSDALE AVENUE
UNIT 1 & UNIT 2

TO LET

**** 100% BUSINESS RATES RELIEF ****
**** VARIOUS USES CONSIDERED ****



LOCATION

8-12 Grinsdale Avenue is positioned within the strong neighbourhood area of Belle Vue, on the western side of Carlisle. Adjacent occupiers include a long established hair salon and saddlery shop. The bulk of neighbouring properties are residential. Belle Vue infant and junior schools lie within close proximity.

For indication purposes only, the location of the subject property is shown circled red overleaf.

DESCRIPTION

An end of terrace single story rectangular unit which has operated for many years as a long established convenience store. Internally, the property is open plan but could be split into two individual units. Loading doors to the rear allow for deliveries. Pull in pull out car parking is available to the front.

USE

Suitable for a variety of commercial uses including:-

- Sunbed Shop
- Beauty Salon
- Café/Sandwich Shop
- Storage Unit

ACCOMMODATION/AREAS

Unit 1	66.36 sq m	(714 sq ft)
Unit 2	46.45 sq m	(499 sq ft)
Total	112.81 sq m	(1,213 sq ft)

SERVICES

We understand mains water, gas, electricity and drainage are connected.

EPC

The property has an energy performance asset rating of D-82.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £7,800. The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

****100% BUSINESS RATES RELIEF****
FOR QUALIFYING OCCUPIERS

TERMS

Available TO LET on a new lease for a term of years to be agreed.

Unit 1: £9,000 per annum exclusive

Unit 2: £6,000 per annum exclusive

COSTS

Each party will be responsible for their own costs incurred with any transaction.

VAT

All figures quoted are exclusive of VAT, which will be payable in addition where applicable.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact

Ben Blain:-

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Amelia Harrison

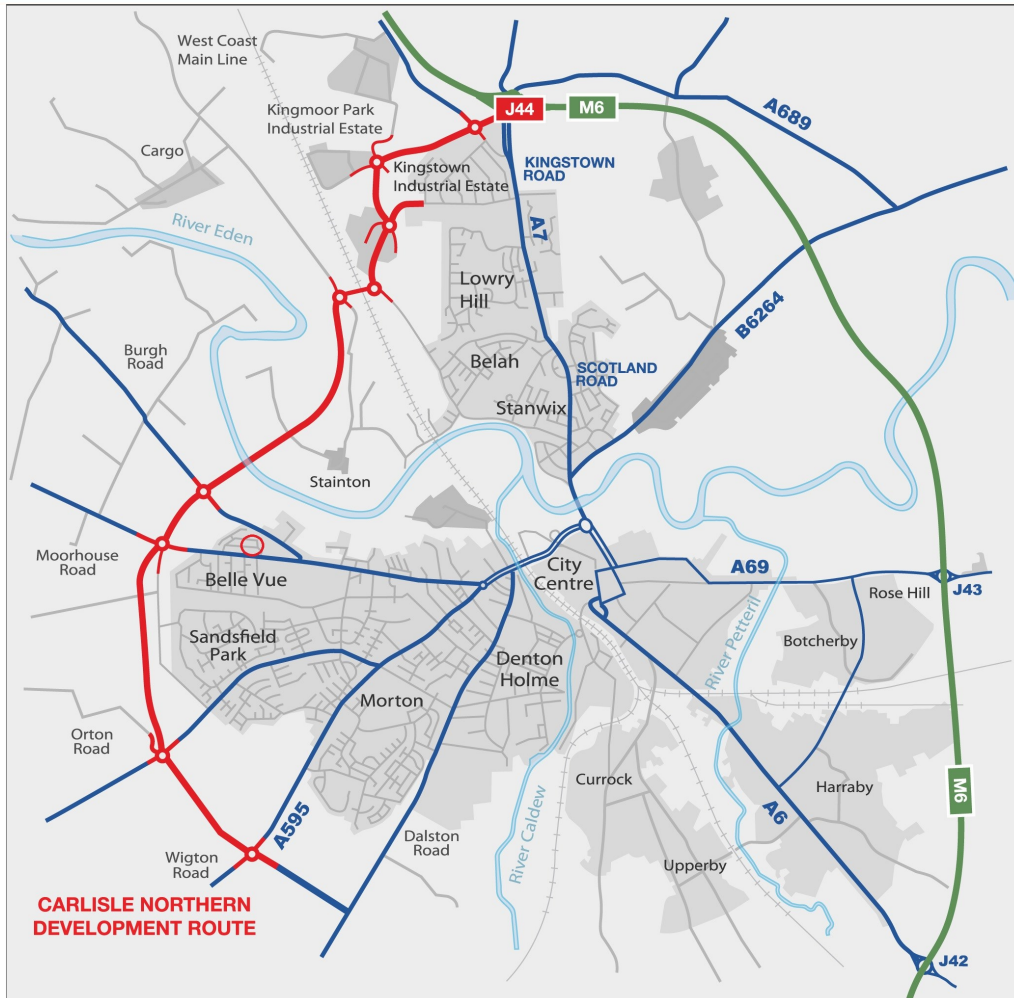
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Details Amended

Jan 2024

Carigiet Cowen



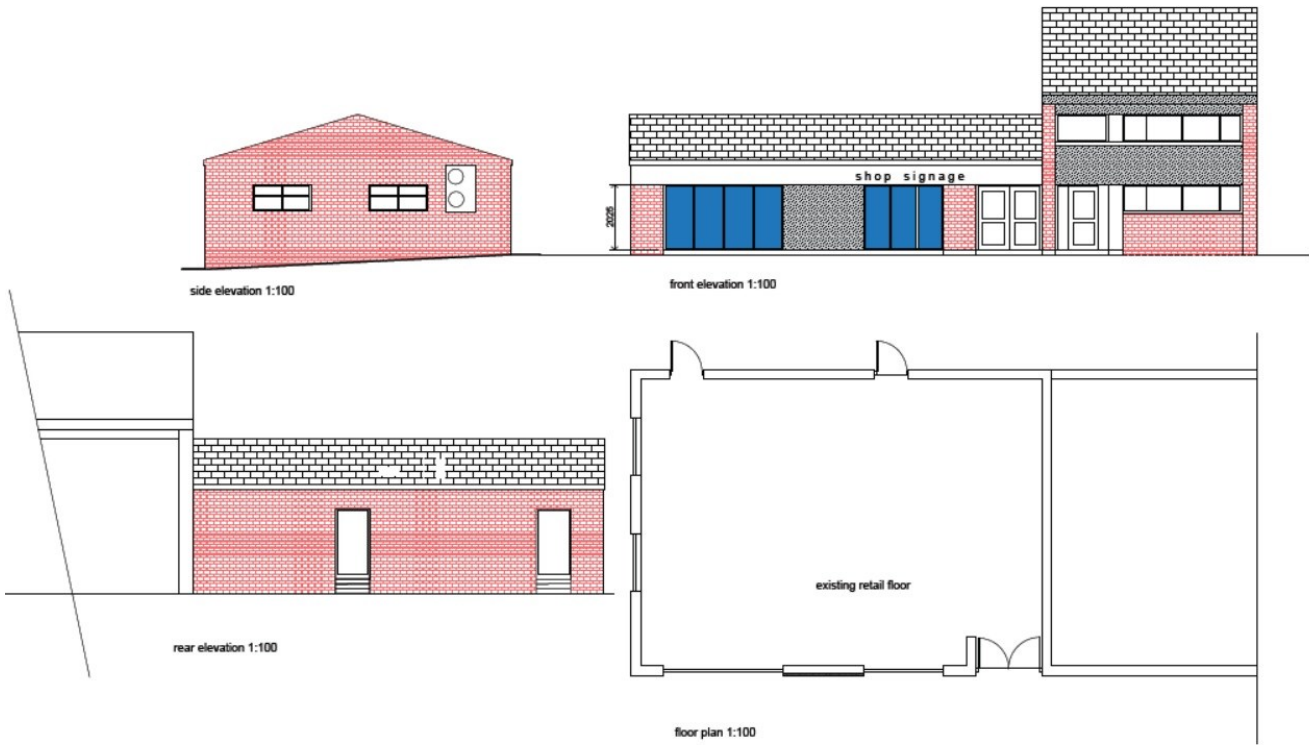
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EXISTING FLOOR PLANS



PROPOSED FLOOR PLANS FOR HOT FOOD TAKEAWY

