

TO LET

Hair / beauty / salon use

Carigiet
Cowen

6 GRINSDALE AVENUE, CARLISLE, CA2 7LX



GROUND FLOOR RETAIL UNIT

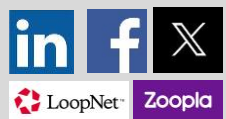
* SUITABLE FOR HAIR / BEAUTY / SALON USE *

* 100% BUSINESS RATES RELIEF *



01228 544733

www.carigietcowen.co.uk



LOCATION

6 Grinsdale Avenue is positioned within the strong neighbourhood area of Belle Vue, on the western side of Carlisle. 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 below.



DESCRIPTION

6 Grinsdale Avenue is a ground-floor self-contained commercial unit, suitable for salon uses. The accommodation is rectangular in shape and benefits from an integral WC. Pull-in pull-out car parking is available to the front.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	45.75	(492)

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Hairdressing salon and premises with a 2023 List Rateable Value of £2,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-60.



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent from £100 per week exclusive.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.
Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is not payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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