

3494/MB

CARLISLE

1 CASTLE COURT 32 CASTLE STREET

ATTRACTIVE GROUND FLOOR
RETAIL UNIT

TO LET



LOCATION

The property occupies a convenient trading location in the historic quarter of Carlisle, close to Tullie House Museum; University of Cumbria campus; the Castle; and the Cathedral. Hoopers Department Store and other specialist retailers are located close by.

For identification purposes only the property is shown coloured red on the attached extract from the Goad Trade Plan.

DESCRIPTION

Attractive ground floor lock up shop with rear staff/storage and toilet facilities.

DIMENSIONS & AREAS

Internal width	5.25 sq m	(17'3")
Sales depth	9.64 sq m	(31'8")
Net sales area	50.31 sq m	(542 sq ft)
Rear staff/stores	7.87 sq m	(84 sq ft)
Toilet		

RATING

According to the Valuation Office Agency website, the property has a Rateable Value of £8,600. Applicants are advised to make their own enquiries of the local rating authority. The national non-domestic rate for the current (2010/2011) rate year is 41.4p in the £.

SERVICES

Mains water, electricity and a connection to the public sewer are laid on.

LEASE

The premises are offered by way of a new 3 year or multiple of 3 year lease, on effectively full repairing and insuring terms, with provision for 3 yearly rent review.

RENT REDUCED

£9,750 pa exclusive.

COSTS

The ingoing tenant will be responsible for all legal costs incurred in the transaction.

VAT

The development is registered for VAT and VAT will be charged on rent and other outgoings.

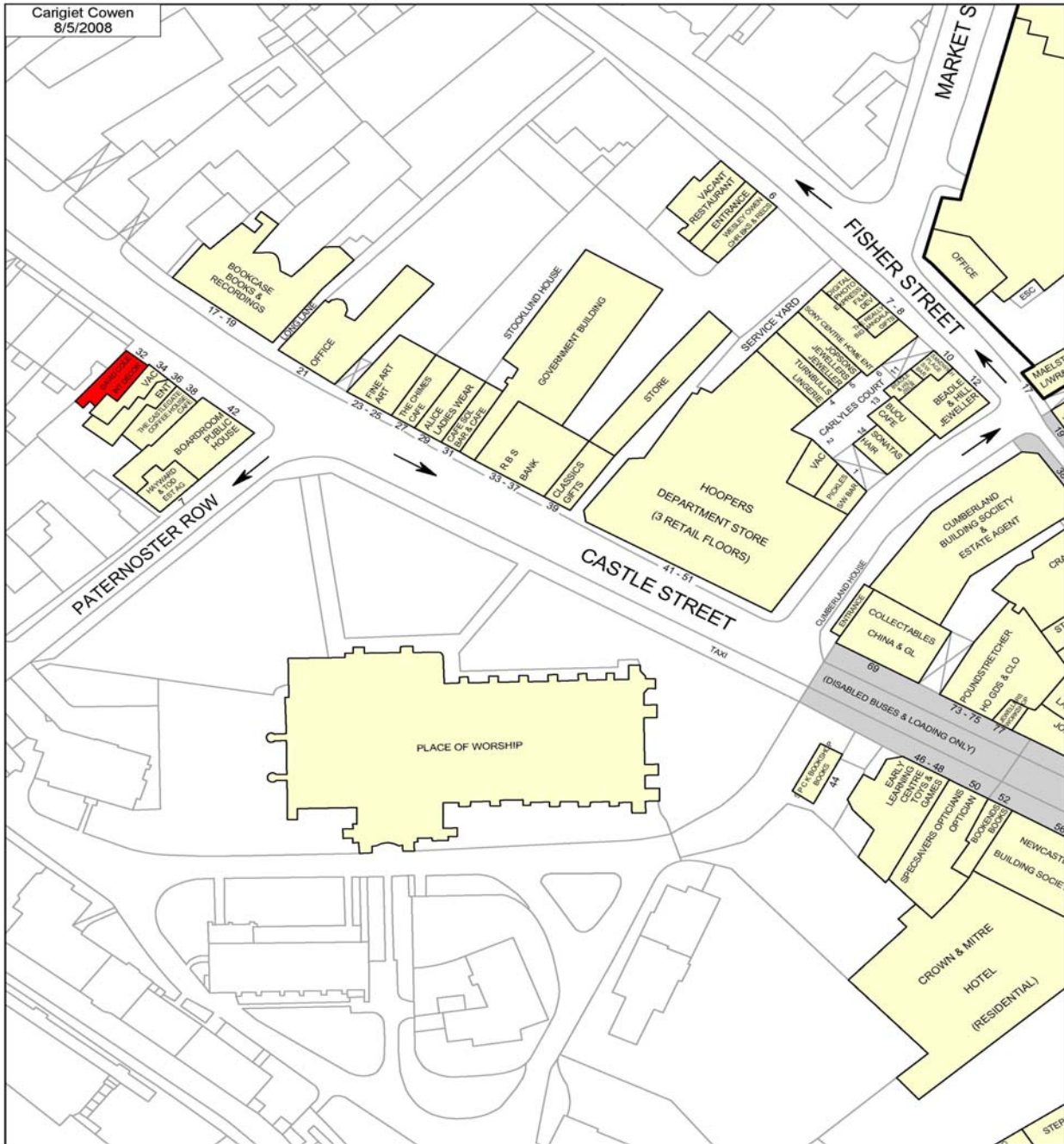
VIEWING

Strictly by appointment through the agents, Carigiet Cowen.
Telephone: 01228 544733

Details amended

April 2010





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Carigiet Cowen

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