

TO LET

Carigiet
Cowen

8-12 GRINSDALE AVENUE
CARLISLE, CA2 7LX



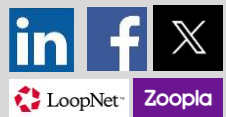
RENT: £1,000 PER MONTH EXCLUSIVE

- * 100% BUSINESS RATES RELIEF *
- * VARIOUS USES CONSIDERED *
- * NO VAT PAYABLE *



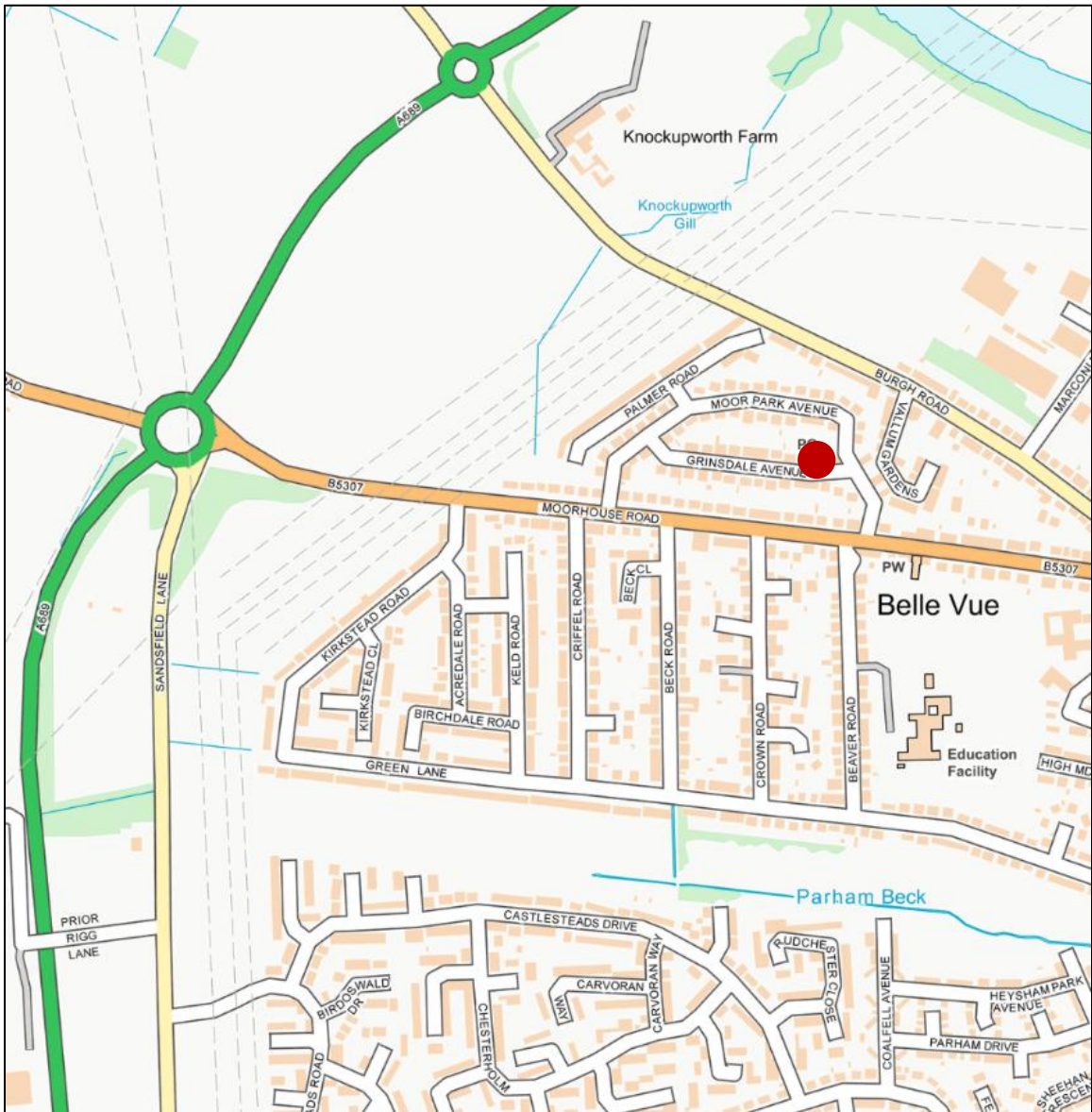
01228 544733

www.carigietcowen.co.uk



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 hair salon and saddlery shop. The bulk of neighbouring properties are residential initializing a good level of passing trade. Belle Vue infant and junior schools lie within close proximity.



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 subject to terms 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.

Suitable for a variety of commercial uses including:-

- Sunbed shop
- Beauty salon
- Café/sandwich shop
- Storage unit

ACCOMMODATION

Floor	Sq m	Sq ft
Unit	112.81	1,213

SERVICES

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

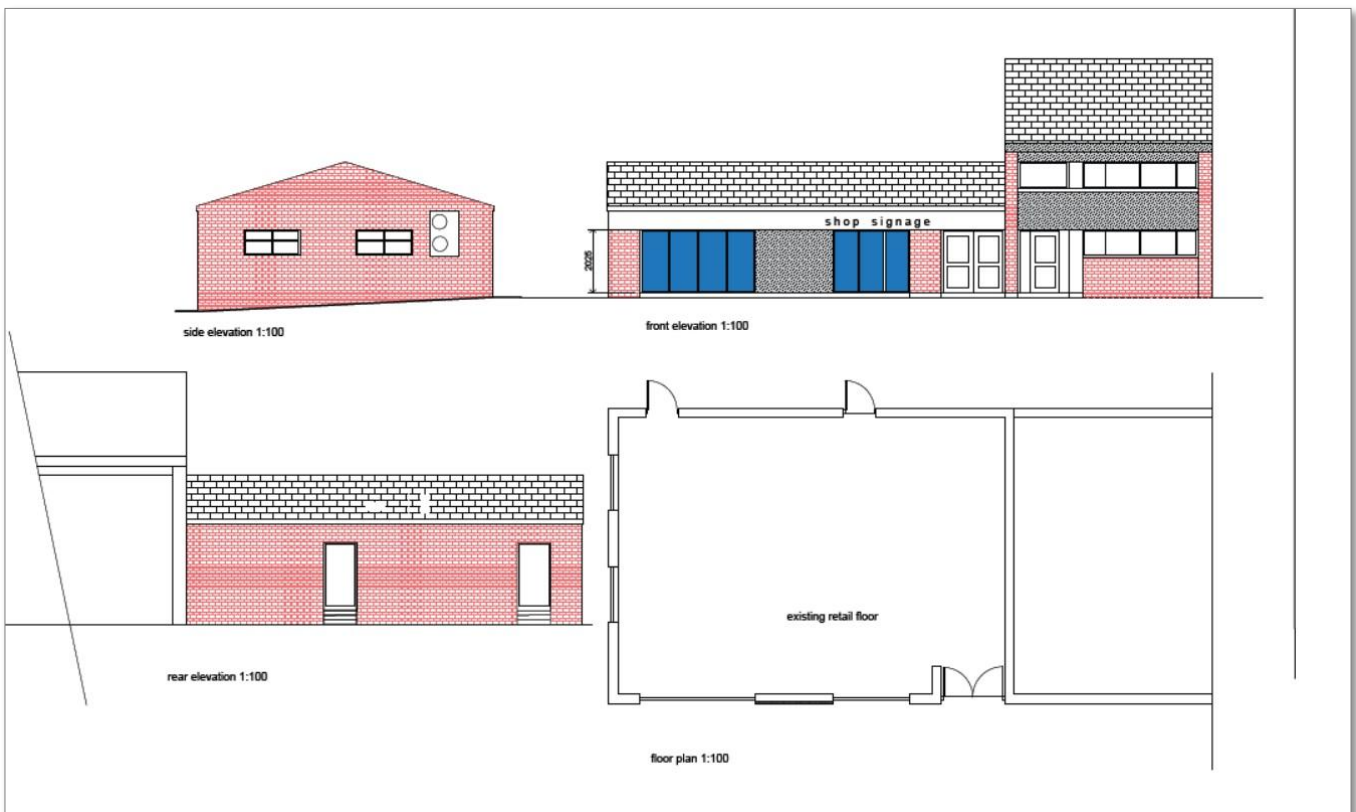
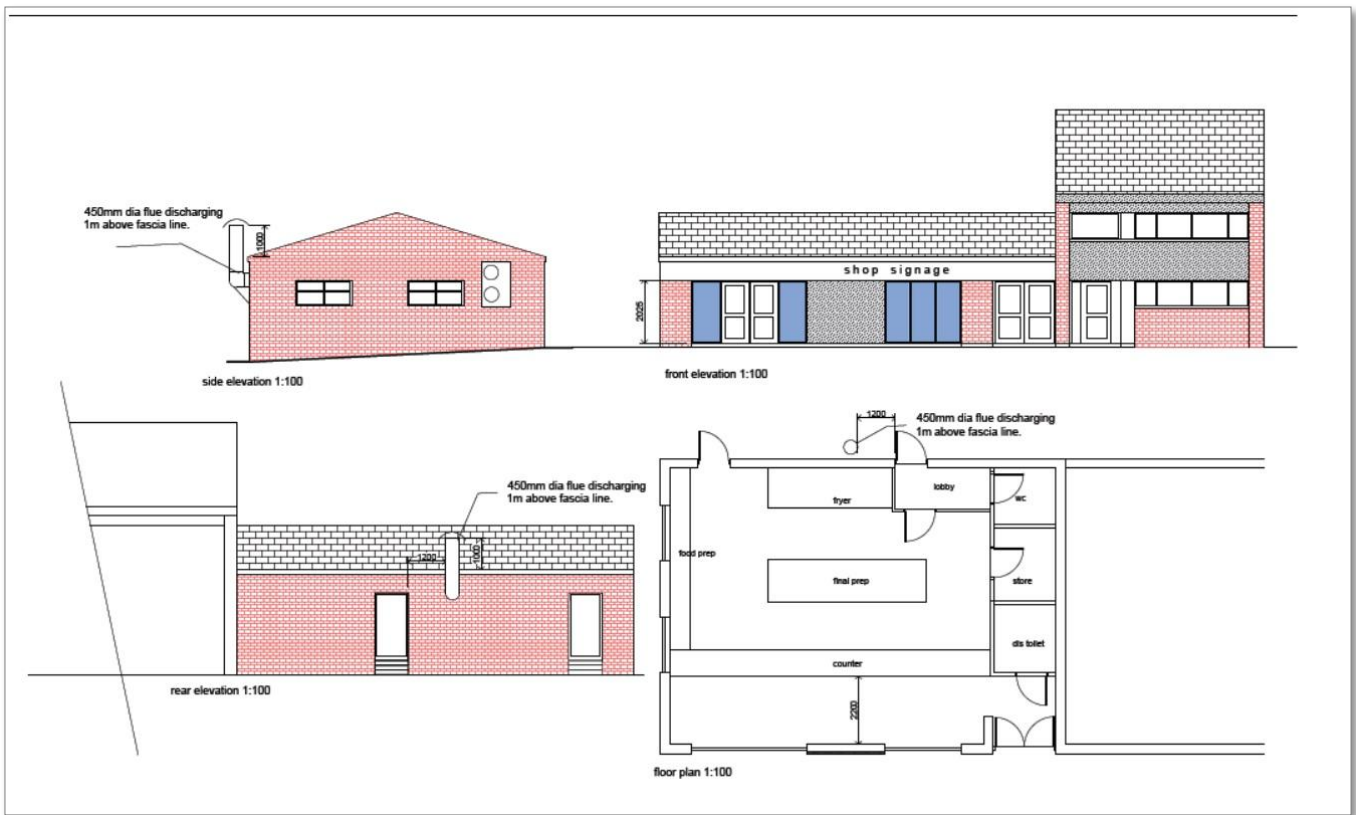
RATEABLE VALUE

The Valuation Office Agency website describes the property as shop and premises with a 2023 List Rateable Value of £7,800. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.



LEASE TERMS AND RENT

Available TO LET on a new lease for a term of years to be agreed at a rent of **£1,000 per month 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

No VAT is payable on the rent.

VIEWINGS

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

Ben Blain

Tel: 01228 635002

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Amelia Harrison

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Prepared: October 2025

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1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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