

5742/BB

CARLISLE

6 MARKET ARCADE
SCOTCH STREET

TO LET

**** RENT REDUCED ****



LOCATION

Carlisle is the main administrative centre for Cumbria and south west Scotland with a resident population of 75,000 but much wider catchment. The property is conveniently located just off Scotch Street and next to the entrance to the Market Hall. Nearby occupiers include **Wilko, TK Maxx, Sports Direct, Greggs and Poundland**. The Lanes Shopping Centre lies opposite.

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

DESCRIPTION

An attractive retail unit with triple glazed extensive frontage to the Market Hall, providing a modern open plan ground floor sales area. The unit is fit out and ready for immediate occupation and suitable for a variety of uses, subject to planning.

ACCOMMODATION/AREAS

Ground floor sales 34.65 sq m (373 sq ft)

SERVICES

Mains electricity is connected to the unit.

RATING

The Valuation Office Agency website describes the property as shop and premises with a 2017 List Rateable Value of £12,750. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £10,750. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

*****Eligible businesses may be able to claim 50% rate relief from 1st April 2022 to 31st March 2023 *****

LEASE

The premises are available to let by way of a new effectively full repairing and insuring lease, linked to the shopping development service charge provisions.

RENT

£12,000 pa exclusive

SERVICE CHARGE

The service charge for the current financial year is £2,522 exclusive. The insurance premium is £132.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

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

VIEWINGS

Strictly by appointment through the joint agents.

Ben Blain - Carigiet Cowen

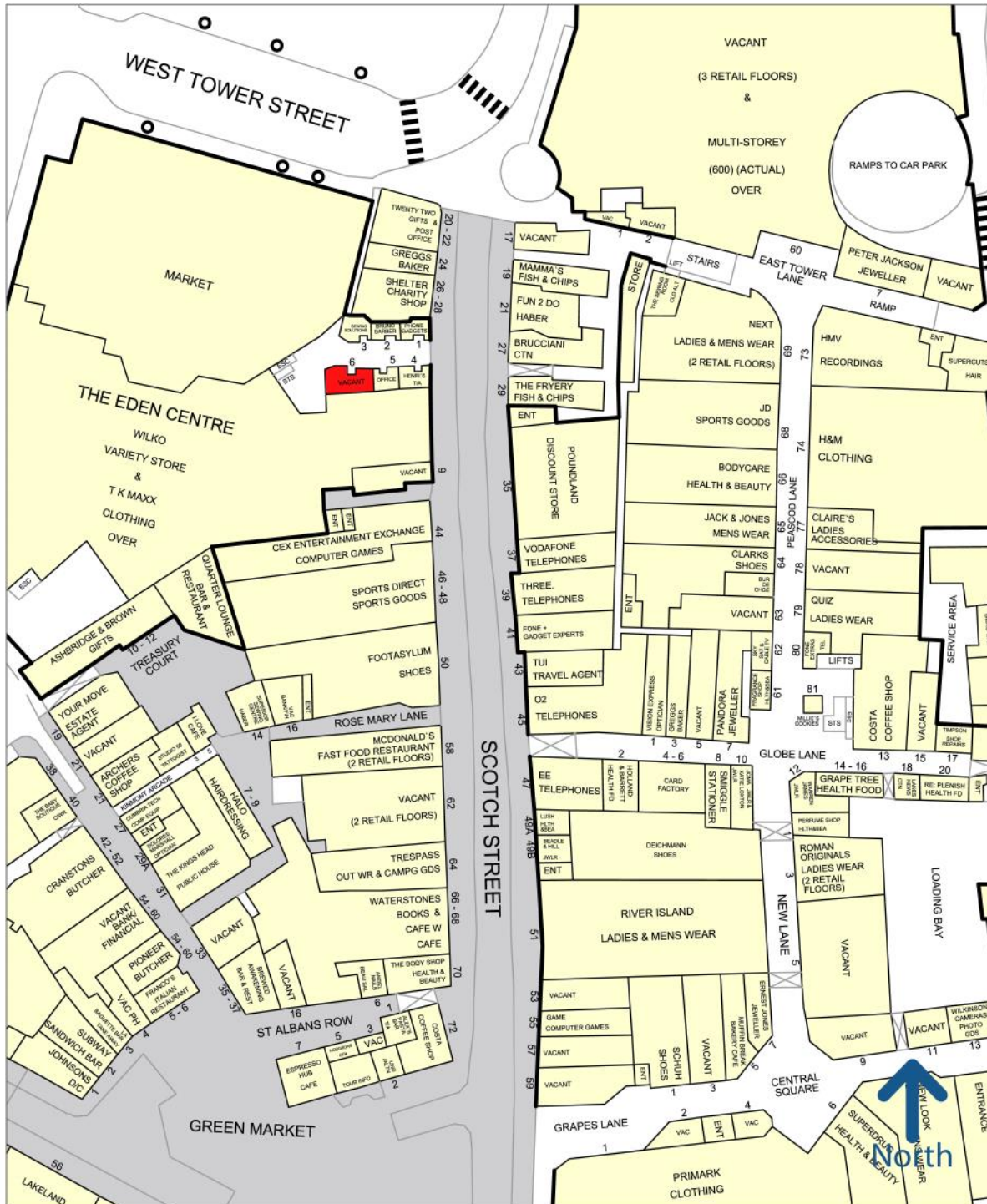
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Details amended

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Experian Goad Plan Created: 03/09/2021
Created By: Carigiet Cowen



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