Carigiet Cowen

Commercial Property Consultants

01228 544733

7412/BB

CARLISLE

UNIT 3 CARLYLE'S COURT

TO LET

** ATTRACTIVE RESTAURANT UNIT **

LOCATION

Carlisle is the chief administrative and commercial centre ENERGY PERFORMANCE CERTIFICATE of Cumbria with a resident population of circa 85,000 and The property has an energy rating of C-51. a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 RATEABLE VALUE miles east; Glasgow 90 miles north; and Preston 80 miles The Valuation Office Agency website describes the south.

Carlyle's Court is an attractive courtyard development in the £ for the current 2023/2024 rate year is 49.9p. the historic part of the city close to the Cathedral, Castle and Tullie House Museum. Existing occupiers within TERMS Carlyle's Court include: Jopsons Jewellers, the Old Bank, The property is available TO LET by way of a new lease Sonata's and Sony Centre.

DESCRIPTION

An attractive unit benefitting from glazed frontage and SERVICE CHARGE DDA access. Internally, the space is open plan with the A service charge is levied to cover the cost of and stores on the first floor. Previously a restaurant, the the current year is £695 per month. property is suitable for a continued use or for a variety of alternative uses, subject to the landlords consent.

ACCOMMODATION/AREAS

Ground Floor

Restaurant and Kitchen 1,145 sq ft (106.36 sq m)

First Floor

Kitchen, Stores, WC's 742 sq ft (68.92 sq m)

SERVICES

Mains water, electricity and drainage are connected to the property. Heating is provided by way of a heating and cooling climate controlled system.



property as Shop and Premises with a 2023 List Rateable Value of £19,500. The National Non-Domestic Rate in

for a term of years to be agreed at £1,000 per month exclusive.

installation of fully fitted kitchen facilities, with stairs to maintenance and repair of the common parts. This additional kitchen and preparation areas, WC facilities includes waste and recycling. The on account charge for

Each party will bear their own legal costs incurred.

VAT

VAT will be payable on rent and other outgoings.

VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Details prepared: November 2023









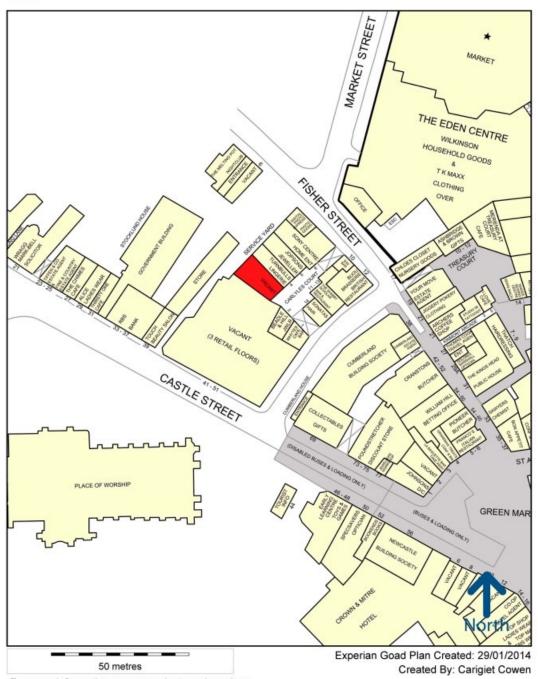




Carigiet Cowen



Carlisle



For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013. Ordnance Survey 100017316

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 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 of 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:
- 3} no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.