

7412/BB

CARLISLE

UNIT 3
CARLYLE'S COURT

TO LET

**** ATTRACTIVE RESTAURANT UNIT ****



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 85,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

Carlyle's Court is an attractive courtyard development in the historic part of the city close to the Cathedral, Castle and Tullie House Museum. Existing occupiers within Carlyle's Court include: Jopsons Jewellers, the Old Bank, Sonata's and Sony Centre.

DESCRIPTION

An attractive unit benefitting from glazed frontage and DDA access. Internally, the space is open plan with the installation of fully fitted kitchen facilities, with stairs to additional kitchen and preparation areas, WC facilities and stores on the first floor. Previously a restaurant, the 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.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C-51.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £19,500. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

TERMS

The property is available **TO LET** by way of a new lease for a term of years to be agreed at **£1,000 per month exclusive**.

SERVICE CHARGE

A service charge is levied to cover the cost of maintenance and repair of the common parts. This includes waste and recycling. The on account charge for the current year is £695 per month.

COSTS

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

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Details prepared: November 2023



Carlisle



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Created By: Carigiet Cowen

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