

7096/BB

CARLISLE

UNIT 1 BYRON HOUSE SHADDONGATE

TO LET

**** CENTRALLY LOCATED **
RETAIL SHOWROOM UNIT**



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 80,000 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.

Shaddongate lies off Caldewgate, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to the A595 linking Carlisle with West Cumbria.

The property benefits from a highly visible roadside location close to supermarkets Sainsburys and Farmfoods, electrical retailer Peter Tyson and lies immediately next to Subway and Crown Paints.

DESCRIPTION

A prominent retail unit which benefits from extensive window frontages. Internally, the unit is open plan and arranged over ground floor only. Car parking is provided externally

The property would be suitable for a variety of uses including sales showroom / trade counter, kids soft play area, offices or fitness / leisure uses, subject to planning.

ACCOMMODATION

Ground Floor 3,475 sq ft 322.84 sq m

SERVICES

Mains water, gas electricity and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency describes the property as Shop and Premises with a 2023 List Rateable Value of £29,750. The Small Business Non-Domestic multiplier for the 2023/24 rate year is 49.9p in the £.

TERMS

The property is available **TO LET** from mid 2023 on a new lease for a term of years to be agreed at a rent of **£35,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

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

COSTS

Each party will bear their own legal costs incurred.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent.

VIEWINGS

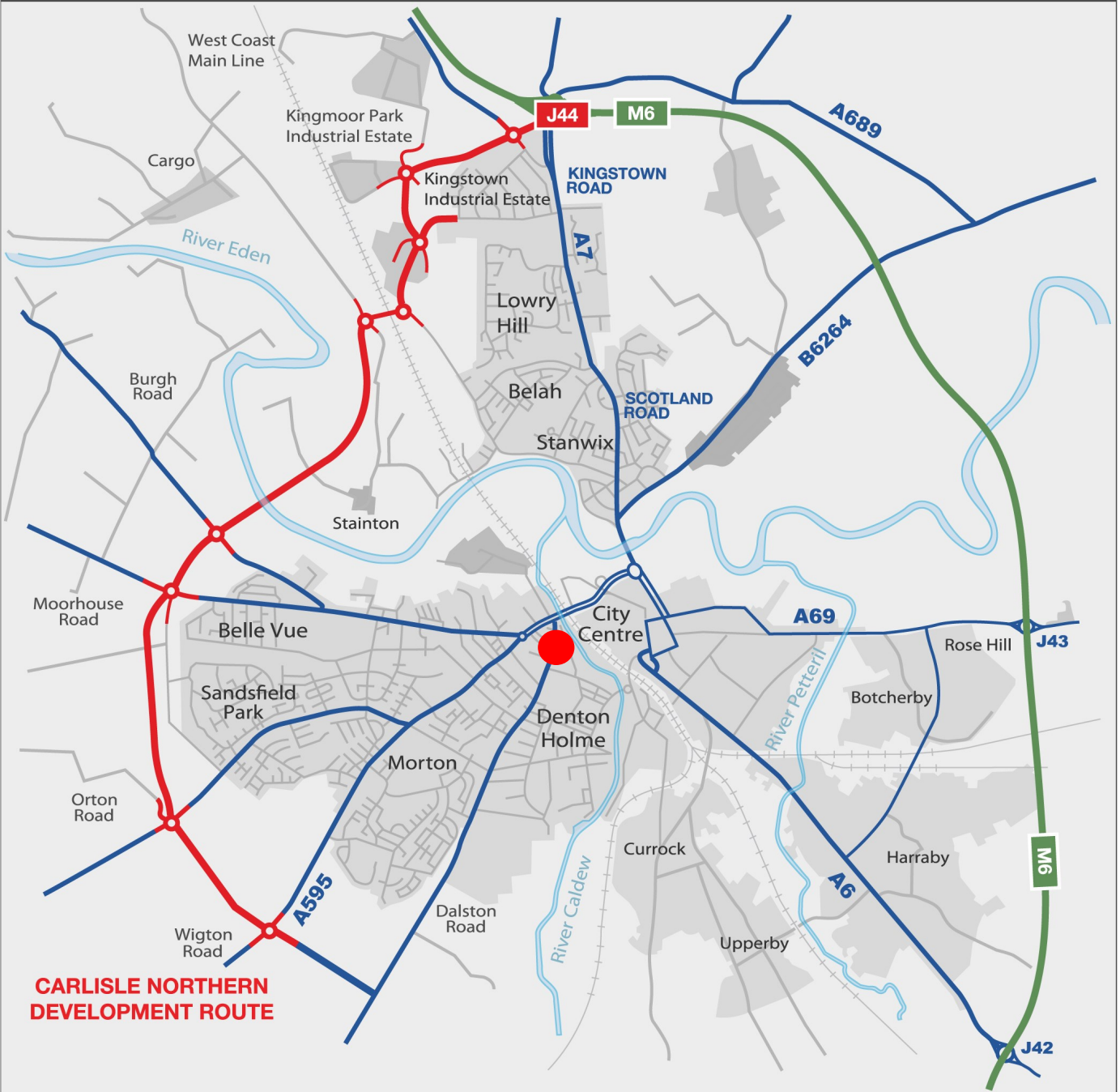
Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

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Details Amended

Jan 2024



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