

# LEASEHOLD BUSINESS FOR SALE

**Carigiet  
Cowen**

B & B BATHTUB, TYNE STREET  
CARLISLE, CA1 2NP



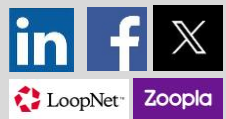
**SALE PRICE**  
**£50,000**

**FOR THE BUSINESS, STOCK, FIXTURES & FITTINGS,  
VEHICLE, TRADE NAME AND GOODWILL**



01228 544733

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

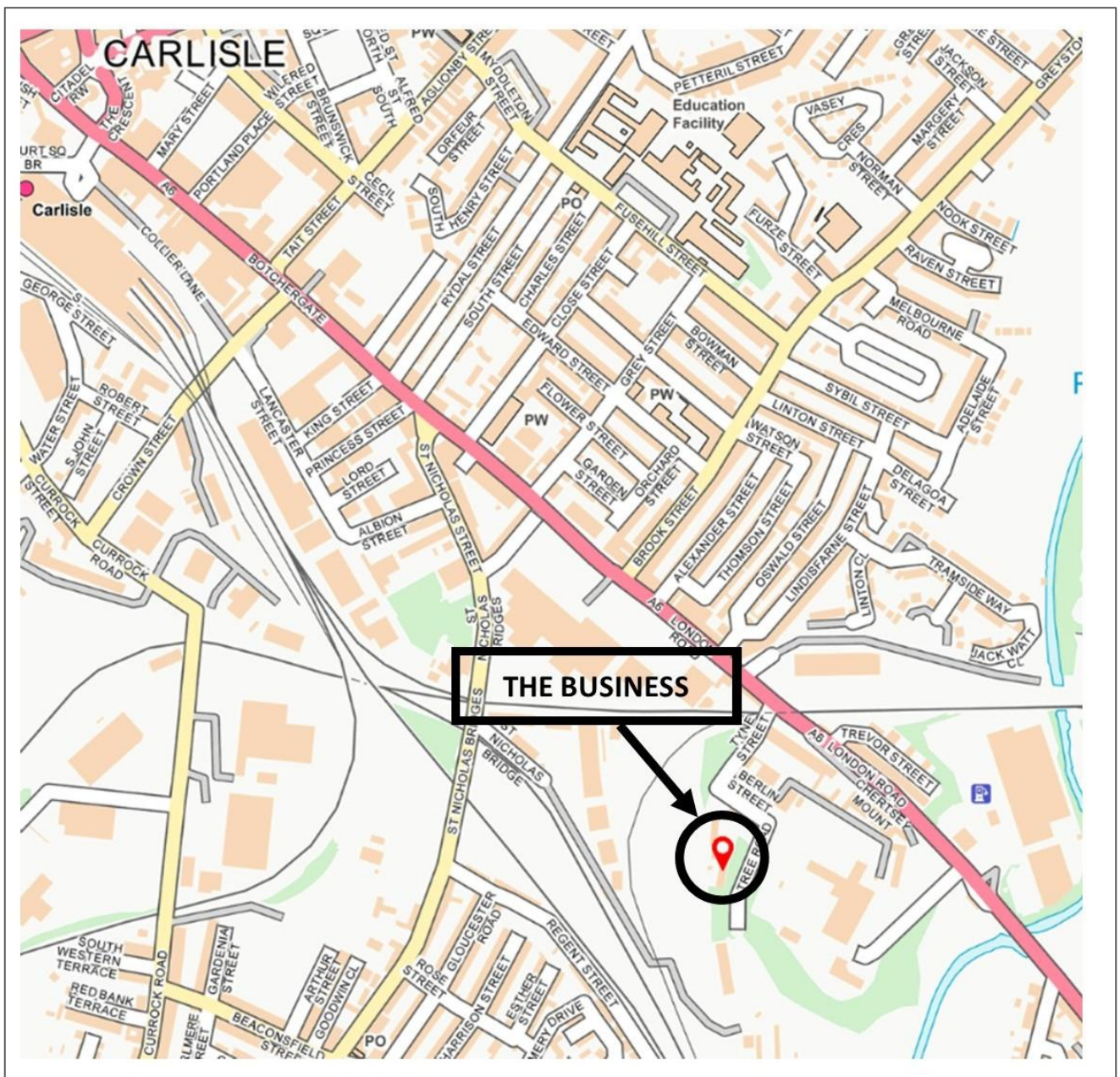




## LOCATION

Carlisle is the main commercial centre for Carlisle and southwest Scotland, with a resident population of circa 85,000, but a much wider catchment. The city draws from the main west Cumbrian towns of Whitehaven and Workington as well as the Scottish towns of Dumfries, Lockerbie and other towns within the Borders region. The city has good transport links via the M6 motorway at Junctions 44, 43 and 42, and Carlisle Railway Station sits on the West Coast Main Line.

B & B Bathtub is located on Tyne Street, intersecting with London Road (A6) in what is a predominantly residential area, linking Carlisle city centre with the M6 motorway at junction 42. This is a main arterial route for the city. Nearby occupiers on London Road include St Nicholas Retail Park, McDonald's, Enterprise Rent-a-Car, and London Road Retail Park.



## DESCRIPTION

The unit is a semi-detached single-storey light industrial/office unit of traditional block construction with a painted finish, under a sloped roof. There is a fenced front yard. Internally, the space is mostly open plan with three grooming tables, bathtub areas, and a staff wc.

## THE BUSINESS – B&B BATHTUBS

The owners are looking to sell due to retirement. The long established business benefits from regular repeat custom, and a healthy turnover with minimum overheads. The average turnover for the last few years is in the region of £75,000 per annum and subsequently, net profits have been in the region of £35,000-£40,000 per annum. This is an exciting opportunity for a new start or established dog groomer to expand on this solid business foundation.

## ACCOMMODATION

	Sq m	Sq ft
Workshop	34.16	368
Store	4.21	45
WC		

## SERVICES

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

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Dog grooming parlour with a 2023 List Rateable Value of £2,250. 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

The property does not currently hold an energy performance asset rating; one is being commissioned and will be made available shortly.



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## SALE PRICE AND TERMS

A sale price of **£50,000** is advertised for the business, stock, vehicle, fixtures and fittings, trade name and goodwill. The passing rent is **£4,800 per annum**. A new lease is directly available from the landlord, at this rental rate for a term of years to be agreed.

## COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

## VAT

No VAT is payable on the sale price for the business or the rent.

## VIEWINGS

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

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