

7010/BB

CARLISLE

8-12 GRINSDALE AVENUE

TO LET

**** 100% BUSINESS RATES RELIEF ****
**** VARIOUS USES CONSIDERED ****



LOCATION

8-12 Grinsdale Avenue is positioned within the strong neighbourhood area of Belle Vue, on the western side of Carlisle. Adjacent occupiers include a long established hair salon and saddlery shop. The bulk of neighbouring properties are residential. Belle Vue infant and junior schools lie within close proximity.

For indication purposes only, the location of the subject property is shown circled red overleaf.

DESCRIPTION

An end of terrace single story rectangular unit which has operated as a long established convenience store. Internally, the property is open plan with integral staff, office and WC. Loading doors to the rear allow for deliveries. Pull in pull out car parking is available to the front.

USE

Suitable for a variety of commercial uses including:-

- Sunbed Shop
- Beauty Salon
- Café/sandwich shop
- Hot Food Takeaway

ACCOMMODATION/AREAS

Net Internal Area 112.89 sq m (1,215 sq ft)

Floor plans are shown overleaf. The property could sub-divide as well, subject to terms.

SERVICES

We understand mains water, gas, electricity and drainage are connected.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £7,800. The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

****100% BUSINESS RATES RELIEF****
FOR QUALIFYING OCCUPIERS

TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent of **£15,000 p.a.**

EPC

The property has an energy performance asset rating of D-82.

COSTS

Each party will be responsible for their own costs incurred with any transaction.

VAT

All figures quoted are exclusive of VAT, which will be payable in addition where applicable.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact Ben Blain:-

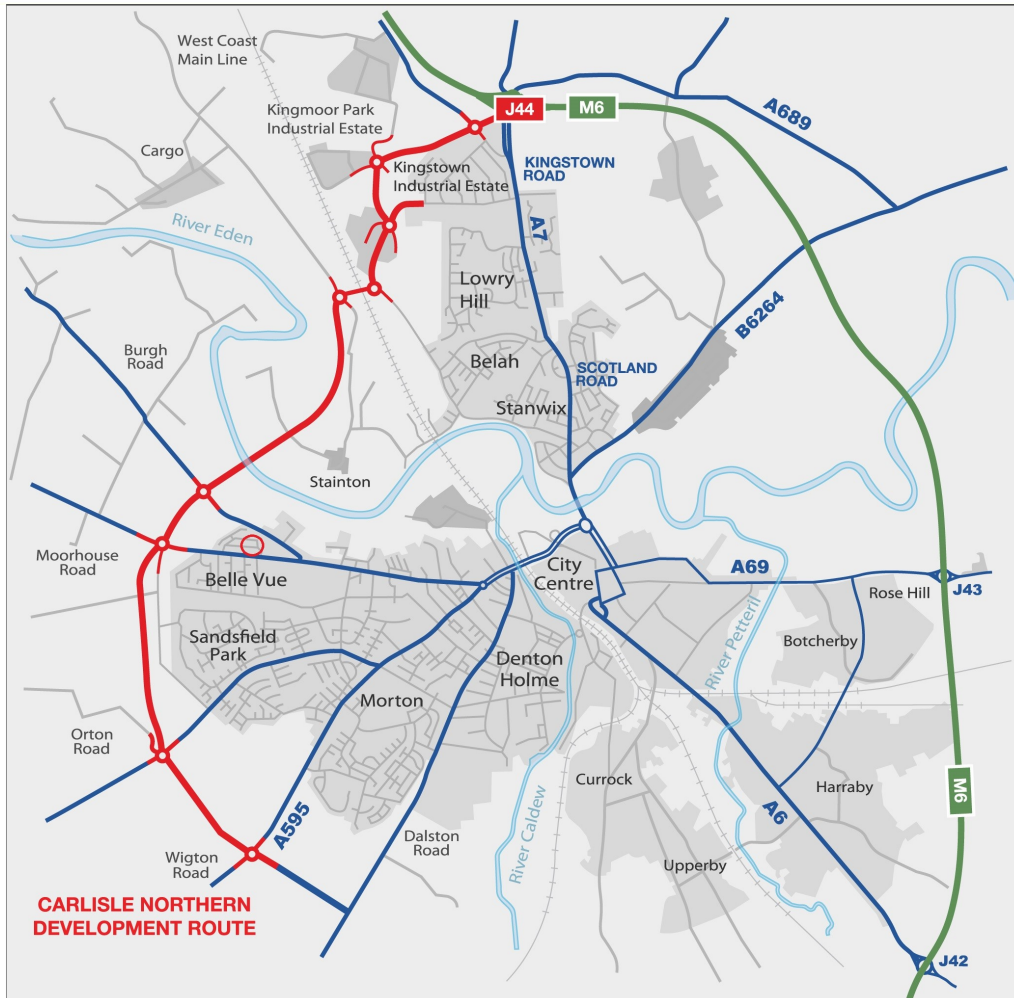
Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Details Amended

April 2023

Carigiet Cowen



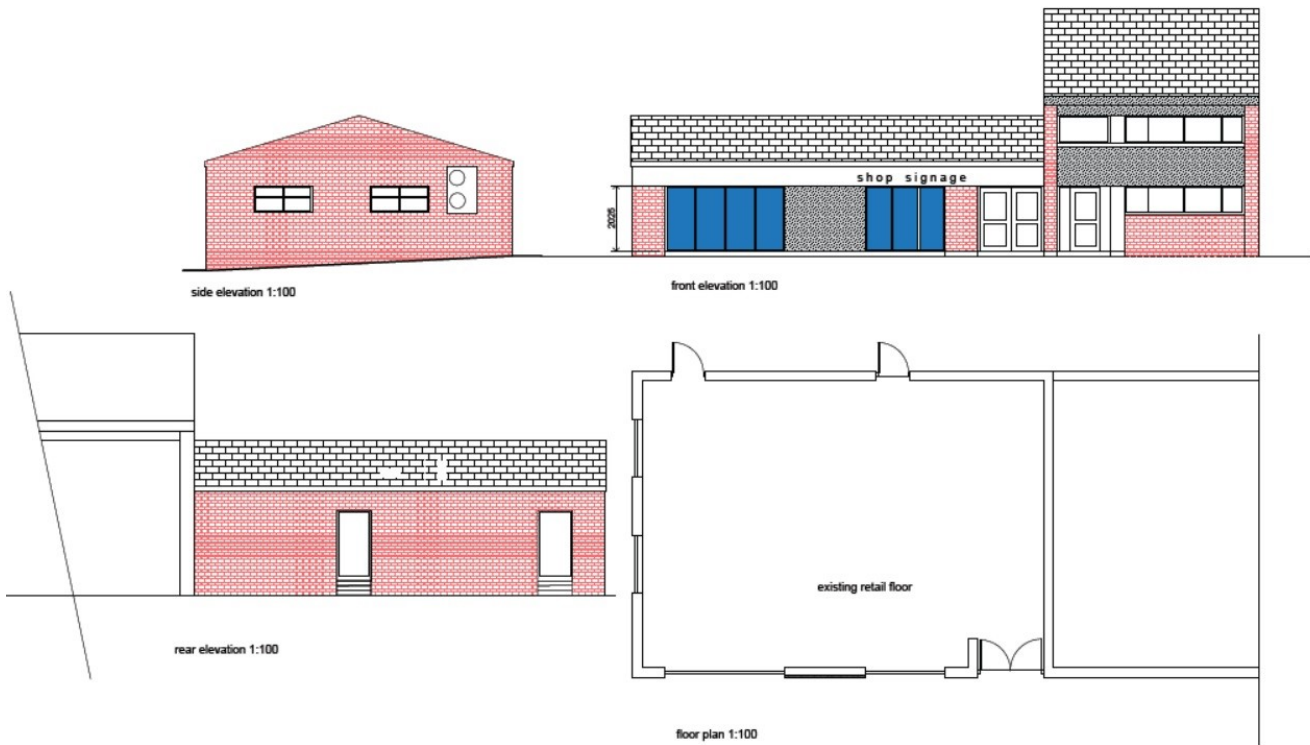
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EXISTING FLOOR PLANS



PROPOSED FLOOR PLANS FOR HOT FOOD TAKEAWY

