

# TO LET

Commercial/Mixed Use/Office/Retail/1,174 sq. ft. (109 sq. m.)/£12,000

# WG

**3 Lonsdale Street, Carlisle**

Cumbria, CA1 1BJ

**Walton Goodland**

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**A VERSATILE 3-STOREY COMMERCIAL/RETAIL PREMISES WITH EXCELLENT FRONTAGE ONTO LONSDALE STREET IN CARLISLE CITY CENTRE.**

- GLAZED FRONTAGE GIVING STRONG VISIBILITY, WITH HIGH FOOTFALL AND PASSING TRAFFIC
- CLOSE TO BUS ROUTES, CAR PARKS, TRAIN STATION AND CITY-CENTRE AMENITIES
- SUITABLE FOR ALTERNATIVE USE, SUBJECT TO THE APPROPRIATE PERMISSIONS

**DESCRIPTION**

Three-storey, sandstone property with excellent glass frontage on the ground floor, and large windows on the first overlooking Lonsdale Street.

**LOCATION**

Situated on Lonsdale Street, one of the key approach roads into Carlisle city centre, the property is adjacent to Carlisle Bus Station and surrounded by a wide variety of commercial users including retail shops, cafés, service-based businesses, and professional offices.

**RATEABLE VALUE**

Shop and Premises: £11,250 (2023 Listing)

£11,000 (draft 2026 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

Please note as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

This property has an EPC rating of E125

**SERVICES**

All mains services are connected to the property, which is heated by gas central heating.

**ACCOMMODATION**

The subject property comprises the following approximate areas:

Ground Floor

Retail Area (Room 1) – 589 sq. ft. (55 sq. m.)

First Floor

Room 2 – 226 sq. ft. (21 sq. m.)

Second Floor

Room 3 – 197 sq. ft. (18 sq. m.)

Room 4 – 164 sq. ft. (15 sq. m.)

Including a Kitchenette, WC and WHB

**RENT / LEASE**

£12,000 per annum, on internal repairing and insuring terms, including shop front, doors and windows for a term of years to be agreed.

The tenant will be responsible for a proportionate contribution to any repairs, maintenance and decoration of the common areas of the property.

**VAT**

To be confirmed.

**VIEWINGS**

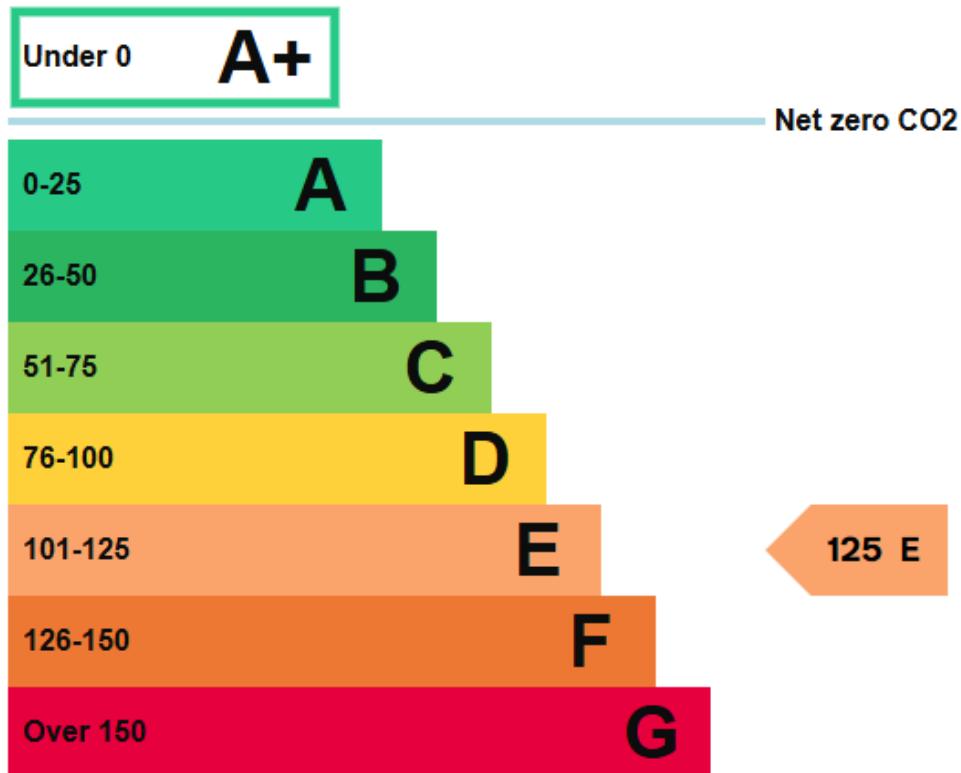
Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

# Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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