

TO LET



Commercial/Leisure/Office/Gross Internal Area: 10,921 sq ft
(1014.64 sq m)/£Negotiable

Ground Floor, Blessed Christopher Robinson House, Carlisle – LET (SUBJECT TO CONTRACT)

Lismore Place, Carlisle, CA11LZ - LET (SUBJECT TO
CONTRACT)

Walton Goodland

agency@waltongoodland.com

01228 514199 (Carolyn Hardy dealing)



SCHOOL DINING HALLS AND OFFICES

- SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING CONSENT
- IDEALLY LOCATED FRONTING LISMORE PLACE WITH GOOD VISIBILITY FROM A69 (VICTORIA PLACE)
- ON-SITE PARKING AVAILABLE, CLOSE TO CITY CENTRE AMENITIES INCLUDING WEST COAST MAINLINE AND TRANSPORT LINKS
- MAY SPLIT, SUBJECT TO TENANT REQUIREMENTS AND LEASE TERM

DESCRIPTION

The property comprises a brick build building beneath a pitched felt roof with metal glazed windows.

Previously used as Ground Floor offices and school canteen, the space has most recently been used as a gym and physiotherapy centre.

LOCATION

The property is situated at the junction of Lismore Place and Victoria Place (A69) to the edge of Carlisle City Centre. Forming part of the former Newman School, the property sits opposite Richard Rose Central Academy and close to Carlisle College and UNEST student accommodation within a mixed commercial, residential and education area of the city. The A69 arterial route runs to the side of the property, providing links to the north east as well as the M6 motorway at Junction 43.

Carlisle is a busy regional city located in the north of Cumbria adjacent to the M6/M74 motorway at Junctions 42, 43 and 44 and at the crossroads of the A69 arterial route which links to Newcastle. The city is also positioned on the west coast mainline railway linking to London and Edinburgh/Glasgow.

ACCOMMODATION

Gross Internal Area (GIA): 10,921 sq ft (1,014.64 sq m)

Approximately 6,100 sq ft remaining (outlined in blue on the plan attached).

SERVICES

All mains services are connected to the property.

The tenant is responsible for payment of utilities.

RATEABLE VALUE

Gym, physio unit and premises – RV £23,000.

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

RENT

Negotiable, depending upon size requirements and lease terms.

VAT

VAT is not payable in addition to the rent.

PLANNING

Currently has planning permission for educational/school use (F1).

The space would also be suitable for multiple alternative uses e.g. offices or similar (subject to planning consent).

The tenant is responsible for ensuring the property has the appropriate permissions for their use.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property is covered by two EPCs.

Fitness Centre: B47.

Physiotherapy Centre: C58.

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.

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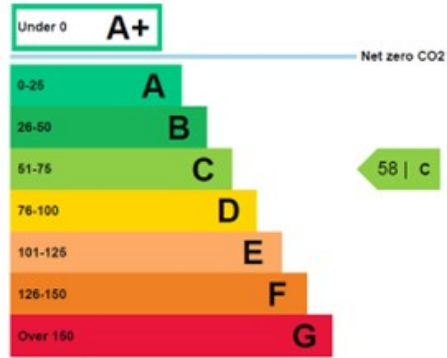
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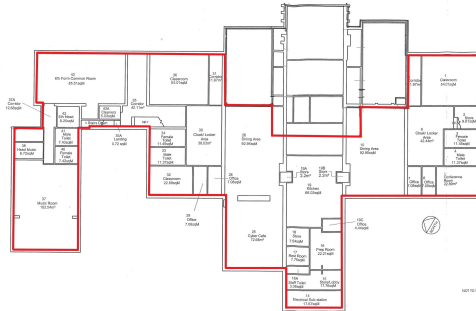
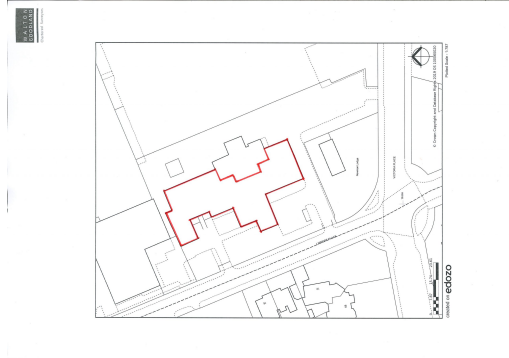
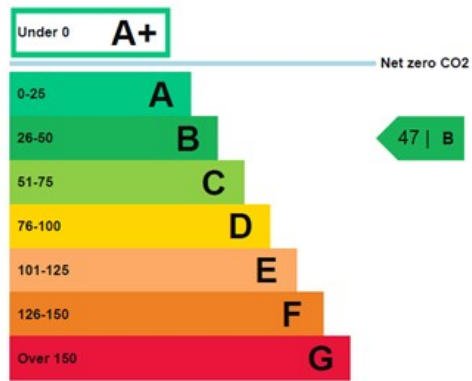
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This property's current energy rating is C.



This property's current energy rating is B.



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