

TO LET

Commercial/Retail/619 sq ft (58 sq m)/£9,500 pa



6 Central Avenue, Carlisle – LET
(SUBJECT TO CONTRACT)

Cumbria, CA13QB - LET (SUBJECT TO CONTRACT)

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



BUTCHERS SHOP IN BUSY NEIGHBORHOOD PARADE

- CLOSE TO EASTERN WAY AND DURRANHILL INDUSTRIAL ESTATE
- POPULAR NEIGHBORHOOD PARADE ON HARRABY ESTATE
- OTHER OCCUPIERS INCLUDE CO-OP, CORAL, ROUTLEDGES, CONVENIENCE AND TAKEAWAY STORES

DESCRIPTION

The property comprises a ground floor lock-up shop with front sales area and rear stores. The property has been occupied as a butchers shop for over 20 years.

Alternative uses may be considered subject to the appropriate planning consent.

LOCATION

The subject property is situated fronting Central Avenue, a cul-de-sac of attached and detached ground floor commercial shop units set around a central parking island and comprising a neighbourhood shopping parade on the Harraby Estate approximately 2 miles south of Carlisle City Centre.

The property is within close proximity to Eastern Way and the Durranhill Industrial Estate. Other shops include Co-Op, Coral, Routledges along with a mix of local convenience operators, post office and takeaways.

ACCOMMODATION

GROUND FLOOR

Retail – 347 sq ft (32 sq m)

Stores – 206 sq ft (19 sq m)

Please note: a walk in fridge occupies an area of 2.26m x 2.09m within the stores.

Prep Area – 66 sq ft (6 sq m)

Stainless Steel double sink unit with single handwash sink and bench.

Toilet – 1WC & 1WHB

Total Area – 619 sq ft (58 sq m)

SERVICES

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

Gas has previously been connected to the property, but is currently disconnected.

RATEABLE VALUE

£6,800 (2023 listing)

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

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

LEASE

The property is offered to let on a new 5 year internal repairing and insuring lease or multiples thereof subject to periodic rent review, commencing at £9,500 per annum.

VAT

VAT is not payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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.

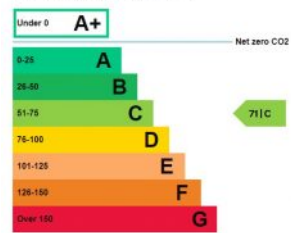
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

VIEWINGS

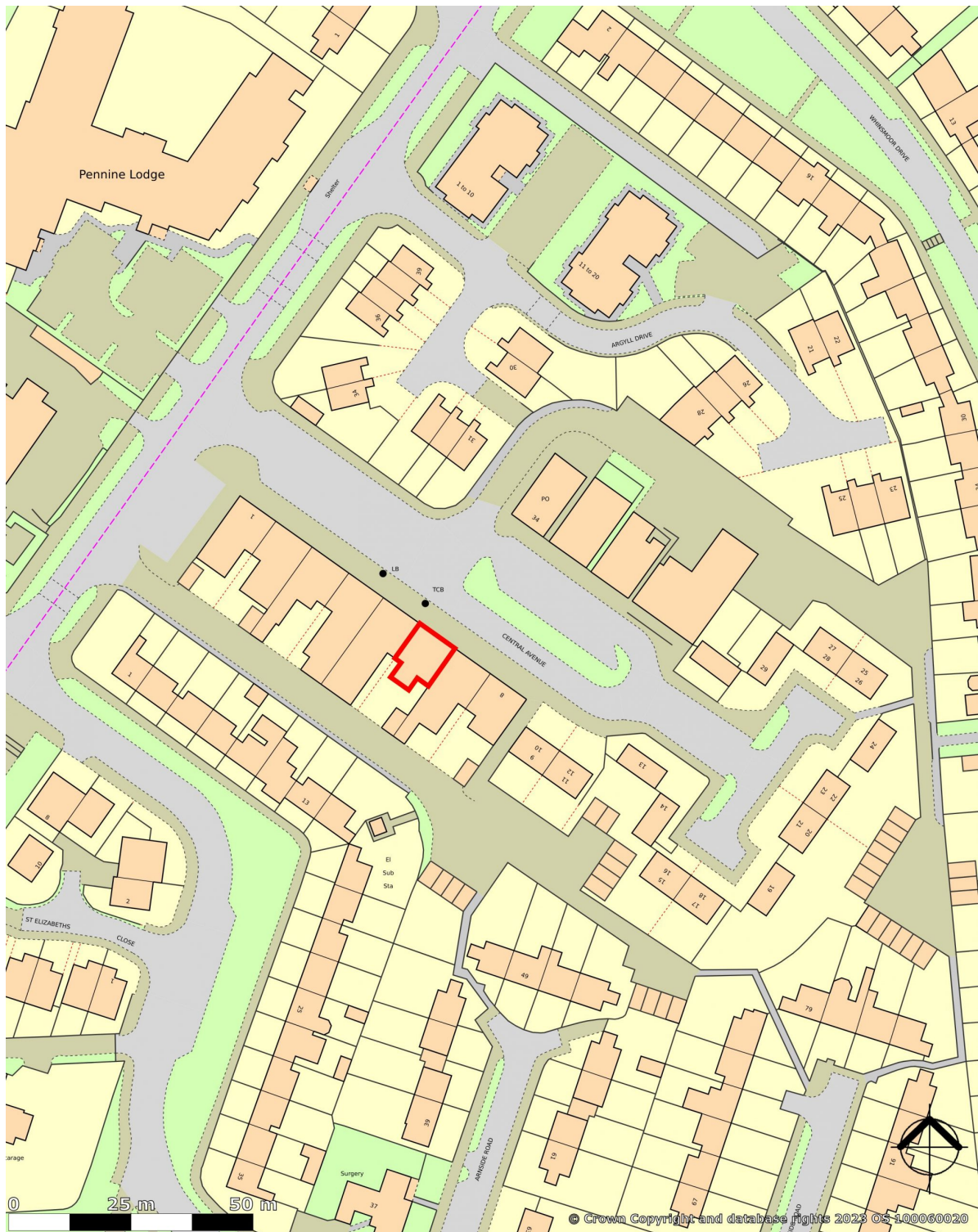
Please contact Walton Goodland.

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