

TO LET



Commercial/Office/Retail/1,074 sq. ft. (100 sq. m.)/£8,750 per annum

129 Newlaithes Avenue, Carlisle

Cumbria, CA2 6PP

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



FORMER HAIRDRESSING SALON IN BUSY NEIGHBOURHOOD SHOPPING PARADE

- PRIME LOCATION FRONTING NEWLAITHES AVENUE IN HIGH DENSITY RESIDENTIAL AREA
- LONG ESTABLISHED TRADING LOCATION
- ALTERNATIVE USES CONSIDERED, SUBJECT TO PLANNING
- OTHER OCCUPIERS INCLUDE FOREWAYS, POST OFFICE AND LOCAL INDEPENDENT OPERATORS, WITH NEW TENANT OPENING SHORTLY IN 131 NEWLAITHES AVENUE.

DESCRIPTION

The property comprises an existing ground floor lock-up shop, formally used as a hair salon.

LOCATION

The property is located in a prominent location fronting Newlaithes Avenue at its junction with Westrigg Road.

Newlaithes Avenue sits within the high density residential area of Morton, approximately 2 miles west of Carlisle City Centre.

ACCOMMODATION

The property comprises the following approximate areas:

GROUND FLOOR

Salon 807 sq. ft. (75 sq. m.)

Stores 267 sq. ft. (25 sq. m.)

Toilet

SERVICES

Mains electricity, water and drainage are connected to the property. There has historically been a gas connection on site, but this has been disconnected.

RATEABLE VALUE

Salon and Premises £8,600 (2023 list)

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

RENT

£8,750 per annum, exclusive of business rates, VAT and all other outgoings.

VAT

VAT is not applicable.

LEASE

A new lease of a term of years to be agreed on internal repairing and insuring terms.

USE

Please note: Takeaway planning permission has been turned down at this property due to their being residential properties above and the inability to extract away from these properties.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D83.

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
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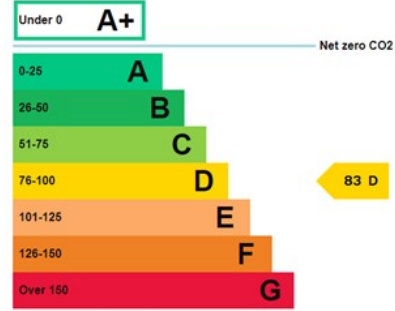
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Energy efficiency rating for this property

This property's current energy rating is D.



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.

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