

TO LET

Commercial/Office/Retail/565 sq. ft. (52 sq. m.)/£8,500 pa



357 London Road, Carlisle – LET

(SUBJECT TO CONTRACT)

Carlisle, CA1 3EZ - LET (SUBJECT TO CONTRACT)

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



HIGH VISIBILITY CORNER SHOP UNIT AT BUSY LONDON ROAD/CUMWHINTON ROAD JUNCTION

- HIGH LEVEL OF PASSING TRAFFIC
- MAIN ROAD FRONTAGE, WITH PARKING
- OPPOSITE MORRISONS CONVENIENCE STORE

LOCATION

The property is located at the junction of London Road (A6) and Cumwhinton Road in a predominantly residential area, approximately 1.5 miles south of Carlisle City Centre and half a mile from access to the M6 Motorway at Junction 42.

DESCRIPTION

The property comprises a ground floor lock-up shop most recently used as a café style premises, made up of front sales area with rear stores/prep areas.

The property benefits from forecourt car parking.

SERVICES

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

LEASE

The property is available to let on a new 7 year lease (with tenant breaks) on full repairing and insuring terms.

RENT

£8,500 per annum, exclusive of Business Rates, VAT and all other outgoings.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a rating of C73.

ACCOMMODATION

The property comprises the following approximate areas:

GROUND FLOOR

Café (gross) 276 sq. ft. (26 sq. m.)

Stores/Prep 236 sq. ft. (22 sq.m.)

Store 53 sq. ft. (5 sq. m.)

Toilet 1 WC & 1 WHB

Total 565 sq. ft. (52 sq. m.)

OUTSIDE

Parking to the front of the property (access is via Cumwhinton Road).

USE

Please note due to there being an upper floor flat at this property, a commercial extraction system/chimney's over the outside of the property is not possible.

Therefore a hot food takeaway use is not permitted at this property.

RATEABLE VALUE

£4,600 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency (VOA) 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

VAT

VAT is not applicable.

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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VIEWINGS

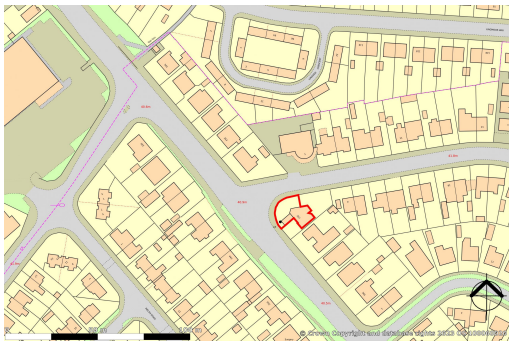
Please contact Walton Goodland.

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Energy performance certificate (EPC)																				
307 Lonsdale Road CARLISLE CA1 3EZ	Energy rating C	Valid until: 18 July 2033 Certificate number: 8937-4194-0817-1351-3894																		
Property type		Restaurants and Cafes/Drinking Establishments/Takeaways																		
Total floor area		69 square metres																		
Rules on letting this property																				
Properties can be let if they have an energy rating from A+ to E.																				
Energy rating and score																				
This property's current energy rating is C.		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.																		
<table border="1"> <thead> <tr> <th>Under 6</th> <th>A+</th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> <th>F</th> <th>G</th> </tr> </thead> <tbody> <tr> <td>15-25</td> <td>26-35</td> <td>36-45</td> <td>46-55</td> <td>56-65</td> <td>66-75</td> <td>76-85</td> <td>86-95</td> <td>96-105</td> </tr> </tbody> </table>			Under 6	A+	A	B	C	D	E	F	G	15-25	26-35	36-45	46-55	56-65	66-75	76-85	86-95	96-105
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