

# TO LET



Commercial/Office/Retail/953 sq. ft. (88 sq. m.)/£6,000 per annum

**First & Second Floors, 33 – 35 Bank**

**Street, Carlisle**

Carlisle, CA3 8HJ

**Walton Goodland**

[agency@walgoodland.com](mailto:agency@walgoodland.com)

01228 514 199 (Carolyn Hardy dealing)



**ATTRACTIVE FIRST AND SECOND FLOOR COMMERCIAL PREMISES  
WITH PERIOD FEATURES SUITABLE FOR OFFICES, STUDIO,  
TREATMENT ROOMS ETC**

- WELL LOCATED AND CENTRALLY SITUATED UPPER FLOOR PREMISES
- SELF-CONTAINED WITH OWN ENTRANCE
- BUSY LOCATION CLOSE TO CITY CENTRE, ADJACENT SKIPTON BUILDING SOCIETY AND CANCER RESEARCH

## DESCRIPTION

First and second floor premises with self-contained entrance from Bank Street in traditional Grade II listed terrace block.

## LOCATION

The property is located on Bank Street in the heart of Carlisle City Centre. Other occupiers include Skipton Building Society, Cancer Research UK, Celebrations and John Watt & Son Coffee Shop.

## RATEABLE VALUE

Premises – £5,900 (2023 Listing)

We recommend interested parties 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 property then no business rates will be payable, subject to status.

## LEASE

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

A service charge and management fee are payable in addition to the rent.

## ACCOMMODATION

The property comprises the following approximate areas:

### First Floor

Offices 487 ft<sup>2</sup> (45 m<sup>2</sup>)

### Second Floor

Offices 466 ft<sup>2</sup> (43 m<sup>2</sup>)

Toilet 1 WC & 1 WHB

Total 953 ft<sup>2</sup> (88 m<sup>2</sup>)

## SERVICES

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

The tenant is responsible for the payment of all utilities.

## RENT

£6,000 per annum

All rents are quoted exclusive of VAT, business rates and all other outgoings.

## VAT

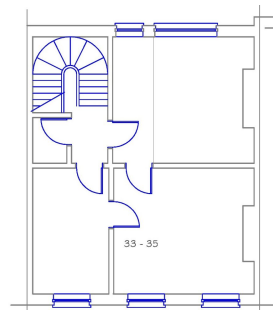
VAT is not applicable.

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.

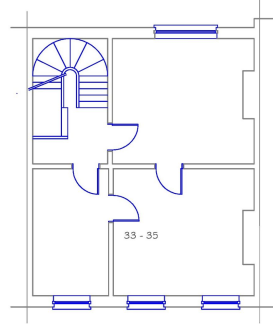
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

BANK STREET

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