

# TO LET



Commercial/Office/Restaurant/Cafe/Retail/1,628 sq. ft. (151 sq. m.)/£12,000 pa

**23 – 25 Market Place, Brampton**

Brampton, CA8 1RW

**Walton Goodland**

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01228 514 199 (Carolyn Hardy dealing)



## ATTRACTIVE PREMISES IN PROMINENT MARKET TOWN CENTRE POSITION

- WELL ESTABLISHED LOCATION IN POPULAR MARKET TOWN WITH PUBLIC PARKING TO THE FRONT
- A NEW LEASE FOR A TERM OF YEARS TO BE AGREED ON FULL REPAIRING AND INSURING TERMS
- APPROX. 10 MILES EAST OF CARLISLE, BETWEEN HADRIAN'S WALL AND THE NORTH PENNINES

## DESCRIPTION

The property comprises a three-storey end of terrace building of traditional rendered stone construction being of Grade II Listed status and arranged as retail premises over ground and first floor levels.

There is a basement which provides dry storage with area comprising of former kitchen at ground floor along with the retail space.

Ladies and gents toilets are located at first floor level along with an additional retail space.

## LOCATION

The property is located in a prime position fronting Market Place in the popular market town of Brampton, approximately 10 miles east of Carlisle between Hadrian's Wall and the North Pennines.

The subject property faces directly onto the town centre of this bustling market town. Other occupiers include a mix of local and regional traders.

## LEASE

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

## RENT

£12,000 per annum, exclusive of business rates, VAT and all other outgoings.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating A 21

## ACCOMMODATION

The property comprises the following approximate areas:

### GROUND FLOOR

Former Kitchen – 129 sq ft (12 sq m)

Retail Sales – 772 sq ft (72 sq m)

### FIRST FLOOR

Sales – 256 sq ft (24 sq m)

Ladies – 1 WC, 1WHB

Gents – 1 WC, 1WHB

### SECOND FLOOR (Former Flat)

Stores (former bathroom), office/bedroom, living room and further bedroom with access to attic area (not in use).

### BASEMENT

Stores – 471 sq ft (42.8 sq m)

## RATEABLE VALUE

Premises: £11,000 (2023 List)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://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.

## SERVICES

All mains services are connected to the property.

The tenant is responsible for the payment of all utilities and services.

## VAT

VAT is payable in addition to the rent.

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

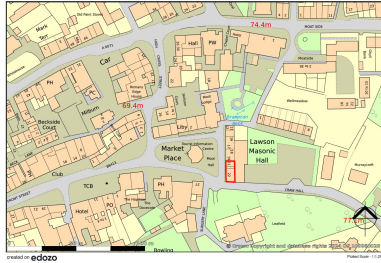
Please contact Walton Goodland.

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## Energy performance certificate (EPC)

23-25 Market Place  
Brampton  
CA8 1RW

Energy rating  
**A**

Valid until: 9 March 2033

Certificate number: 9428-5598-2471-1576-3105

Property type: Retail/Financial and Professional Services  
Total floor area: 143 square metres

### Rules on letting this property

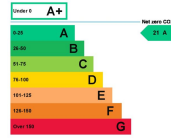
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is A.

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.



### How this property compares to others

Properties similar to this one could have ratings:



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