

# TO LET



Commercial/Retail/565 sq ft (52 sq m)/£7,500 per annum

**357 London Road, Carlisle**

Cumbria, CA13EZ - UNDER OFFER

**Walton Goodland**

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

01228 514199 (Carolyn Hardy/Wills Riddell 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 & POST OFFICE

## LOCATION

The property is located at the junction of London Road (A6) and Cumwhinton Road in a predominantly residential area approximately 1½ miles south of Carlisle City Centre and ½ 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 cafe premises made up of front sales/cafe area with rear prep/storage areas.

The property benefits from forecourt car parking.

## SERVICES

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

## VAT

VAT is not payable in addition to the rent.

## LEASE

The property is available to let on a new lease for a term of years to be agreed on full repairing and insuring terms.

No hot food takeaway is permitted at this property, due to their being residential accommodation above.

## RENT

£7,500 per annum, exclusive of business rates, VAT and all other outgoings.

## ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

Ground Floor

Cafe/Sales (gross) – 276 sq ft (26 sq m)

Stores/prep – 236 sq ft (22 sq m)

Stores – 53 sq ft ( 5 sq m)

Toilet – 1WC & 1WHB

Outside

Forecourt parking to the front of the property (access is via Cumwhinton Road)

## RATEABLE VALUE

Shop & Premises – £4,600 (2023 listing)

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

The small business rates multiplier for 2025/26 is 49.9p in the pound.

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.

## VIEWING

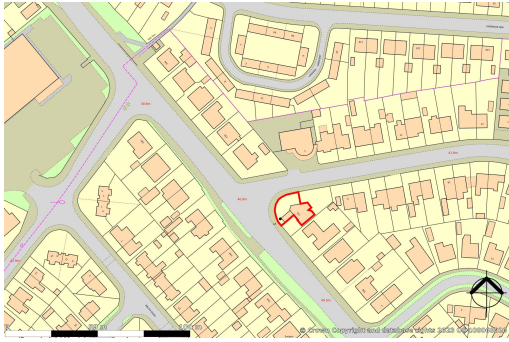
Please contact Walton Goodland.

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.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

357 London Road CARLISLE CA1 3EZ	Energy rating <b>C</b>	Valid until: 18 July 2033 Certificate number: 8557-4194-0917-1351-3894
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Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	69 square metres

#### Rules on letting this property

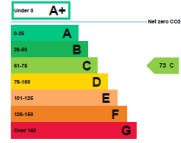
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's 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.



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