



**TO
LET**

6 Abbey Street

Carlisle, CA3 8TX

**MAY
SELL**

ATTRACTIVE RETAIL FORMER ESTATE AGENCY PREMISES
WITH HIGH QUALITY 1ST FLOOR OFFICES

WG

WALTON GOODLAND

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KEY HIGHLIGHTS

- Wide modern sales display space
- Fully glazed shop front with aspect to Carlisle Castle and Castle Way
- Located in attractive historic quarter close to Cathedral and Tullie House Museum
- Mixed use area comprising retail, café, restaurant and residential
- Potential for limited parking at rear
- High quality 1st floor offices arranged around central spiral staircase
- Upper floors could also suit beauty/therapy rooms
- Potential for alternative uses including restaurant, café
- Opportunity for further space at 2nd floor

Fully glazed shop front with aspect to Carlisle Castle and Castle Way

LOCATION

The subject property occupies a good visible secondary retailing location fronting on to Abbey Street in the historic quarter of Carlisle city centre. Other occupiers comprise a mix of leisure, retail and residential including the highly regarded Anatolia and Amatos restaurants, The Guild, Foxes café, Tullie House Museum and Northern Vacuums.

DESCRIPTION

The property comprises a 3-storey mid-terrace shop providing modern retail sales accommodation across the ground floor. The first floor is currently arranged as offices. In addition there is a second floor which has previously been used as office and storage space. There are full welfare facilities to the rear of the ground floor.

The potential exists to offer some limited secure off-road parking at the rear, subject to negotiation.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:

Ground Floor

Sales	1,369 sq. ft. (127 sq m)
with spiral staircase to 1st floor	
Office/Store	109 sq. ft. (10 sq m)
Ladies	1 wc & 1 whb
Gents	1 wc & 1 whb
Disabled	1 wc & 1 whb

1st Floor

Offices	554 sq. ft. (51 sq m)
Kitchen	287 sq. ft. (27 sq m)
with stainless steel single drainage sink unit and fitted base units	
Stores	181 sq. ft. (17 sq m)
Landing	340 sq. ft. (32 sq m)



2nd Floor

Offices	850 sq. ft. (79 sq m)
Store	69 sq. ft. (6 sq m)
Total:	3,759 sq. ft. (349 sq m)

Outside

Potential for some limited car parking spaces in secure rear yard, subject to negotiation.

SERVICES

All mains services are connected to the property. There is also air conditioning along with a BT line(s) for telephone and internet.

LEASE / MAY SELL

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

Interested purchasers to contact Walton Goodland for further information regarding a potential sale.

RENT

Offers in the region of £20,000 pa exclusive of Business Rates, Vat and all other outgoings.

PLANNING

The property is situated within an area of mixed use. The most recent use has been as an estate agency in accordance with Use Class E. Permitted development within the same use class includes retail, restaurant, café, office/professional services, medical/health and fitness uses.

Interested parties can enquire of Cumberland Council on www.cumberland.gov.uk or alternatively email: EDA@cumberland.gov.uk or telephone: 01228 817179.





£ BUSINESS RATES

Shop & Premises: **£24,500**

NOTE: There is potential current rate relief from Business Rates for retail and hospitality occupiers subject to status and local authority guidelines. In the year 1 April 2023 – 31 March 2024 this equates to 75% off your Business Rates bill.

A tenant may also be entitled to relief on top of other rate relief. Please contact the new local authority for the area, Cumberland Council (as of 1 April 2023) on www.cumberland.gov.uk

% VAT

Vat is not applicable.

💡 EPC

The property benefits from an EPC Rating of D-89.

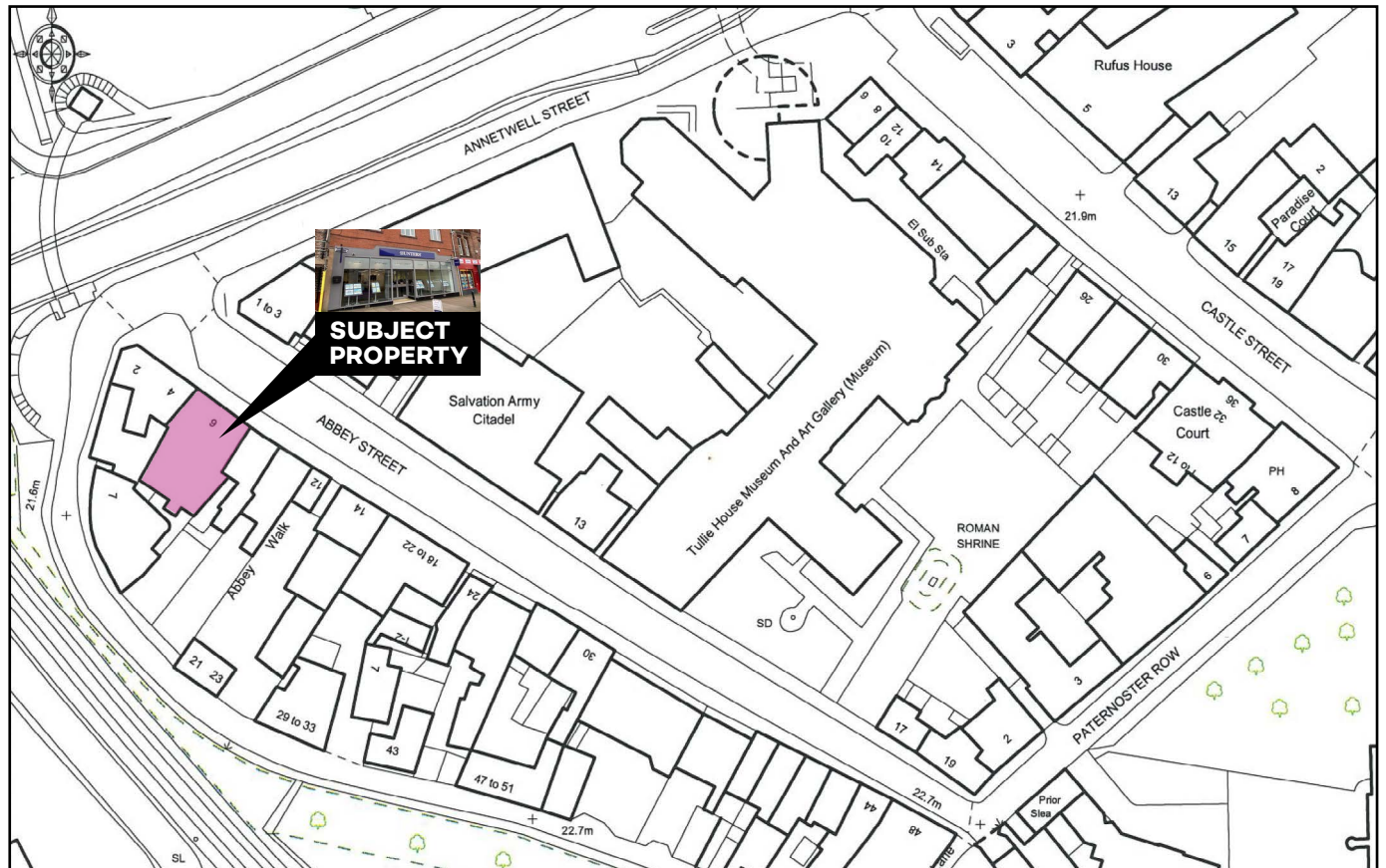
👁️ VIEWING

Please refer all enquiries to:

t: 01228 514199

e: agency@waltongoodland.com

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