



WALTON  
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TO LET

1290 Sq. Ft. (120 Sq. m.) / **£12,995 per annum**

# 5 Central Avenue, Carlisle, Cumbria, CA1 3QB

Ground floor retail unit forming part of a popular local shopping parade.

- Double glass frontage
- Rear area stores
- Located within an area of strong residential catchment
- On-street parking nearby
- Other occupiers of the area include Coral, The Co-op and various local businesses



## LOCATION

The property is situated on Central Avenue, an established neighbourhood retail location to the south of Carlisle city centre. The area benefits from strong local footfall and serves a well-populated residential catchment.

Central Avenue provides convenient access to Carlisle city centre, with good public transport links and on-street parking available nearby.

## DESCRIPTION

5 Central Avenue comprises a ground floor retail unit forming part of a popular local shopping parade. The premises offers an open-plan sales area to the front, with ancillary storage and staff facilities to the rear. The unit benefits from a prominent glazed frontage, providing excellent visibility and natural light.

## ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Retail Area - 865 Sq. Ft. (80 Sq. m.)

Store 1 - 220 Sq. Ft. (20 Sq. m.)

Store 2 - 150 Sq. Ft. (14 Sq. m.)

Staff Room/ Changing Room - 55 Sq. Ft. (5 Sq. m.)

Toilets - 2 WC and 2 WHB

## SERVICES

Mains water, drainage, and electricity are connected to the property. None of the services or associated plant has been tested.





## RENT

**£12,995 per annum**

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



## TENURE

A new lease on internal repairing and insuring terms, including shop front, roller shutter, doors and windows for a term of years to be agreed.



## EPC

The property is rated D81.



## BUSINESS RATES

Shop and Premises: £11,000

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



## VAT

The property is not liable to VAT.



## VIEWINGS & CONTACT

All enquiries to Walton Goodland