



WALTON
GOODLAND
Chartered Surveyors

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TO LET

1,074 Sq. ft. (100 Sq. m.) / £9,500 per annum

129 Newlaithes Avenue, Carlisle

Cumbria, CA2 6PP

Well-located commercial premises fronting Newlaithes Avenue, offering flexible accommodation suitable for a variety of business uses.

- Prime location within high density residential area
- Convenient location accessible via newly opened Carlisle Southern Link Road.
- Long established trading location
- Close proximity to local amenities and services
- Flexible accommodation suitable for a range of occupiers





LOCATION

129 Newlaithes Avenue is situated within a mixed commercial and residential area of Carlisle, providing convenient access to the city centre and surrounding areas. The property benefits from good road connections and is well placed for access to local transport networks, making it suitable for a variety of business operations.

DESCRIPTION

The property comprises a commercial unit offering flexible accommodation suitable for a range of occupiers. The premises provide an adaptable layout that can be configured to meet individual business requirements and benefits from its accessible location and practical commercial setting.

ACCOMMODATION

The property comprises the following approximate areas:-

Retail - 807 Sq. ft. (75 Sq. m.)

Store - 267 Sq. ft. (25 Sq. m.)

Total - 1,074 Sq. ft. (100 Sq. m.)

WC + WHB

SERVICES

Mains water, drainage, and electricity will be connected to the property. None of the services or associated plant have been tested.

USE

The property may be suitable for a variety of commercial uses, subject to the necessary planning consents. Interested parties are advised to contact the Local Planning Authority to confirm suitability for their proposed use.

Please note: Planning for takeaway/ hot-food use has previously been rejected for this property and is therefore not suitable.





£ RENT
£9,500 per annum

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

🔑 TENURE
 A new lease on internal repairing and insuring terms to be agreed.

💡 EPC
 An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is D83.

💰 BUSINESS RATES
 RV - £8,600

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

% VAT
 All prices are quoted exclusive of and are liable to VAT.

👁️ VIEWINGS & CONTACT
 Viewings are strictly by appointment only and can be arranged through Walton Goodland.