



WALTON
GOODLAND
Chartered Surveyors

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TO LET

614 Sq. ft. (57 Sq. m.) / from **£10,000 per annum**

48-50 Denton Street, Carlisle, Cumbria, CA2 5EH

Well positioned retail property offering versatile accommodation suitable for a variety of business uses.

- Prominent commercial premises in Denton Holme, adjacent to Carlisle city centre.
- Suitable for a variety of uses (subject to planning)
- Excellent frontage onto Denton Street
- High levels of pedestrian and vehicular traffic nearby
- Close to established retailers, businesses and local amenities





LOCATION

The property occupies a prominent position on Denton Street within Carlisle, benefiting from good levels of passing footfall and vehicle traffic.

The surrounding area comprises a mixture of retail, leisure and residential occupiers, with convenient access to Carlisle railway station, bus routes and the city's main road networks.

DESCRIPTION

The property comprises a self-contained commercial premises arranged over ground floor level. The accommodation provides a flexible open-plan layout suitable for a variety of commercial occupiers, subject to the necessary planning consents.

The property benefits from a prominent frontage onto Denton Street and offers an excellent opportunity for businesses seeking a well-located city centre presence.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground floor

Total - 614 Sq. ft. (57 Sq. m.)

Including:

Staff - 1x WC and 1x WHB

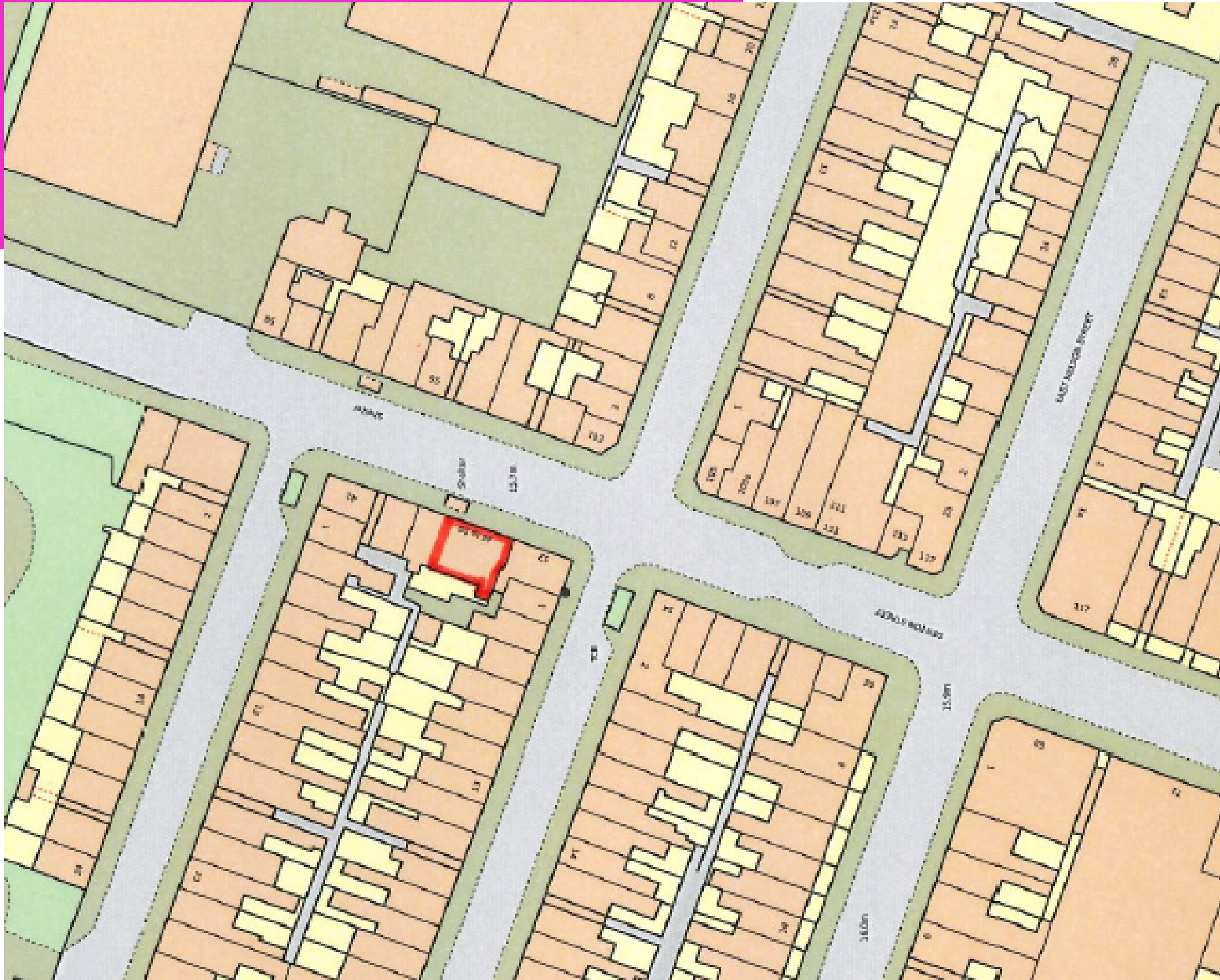
Ladies - 1x WC and 1x WHB (Accessible)

Gents - 1x WC, 1x WHB and 1x urinal

SERVICES

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





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RENT

£10,000 per annum

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



TENURE

A new lease in terms of years on full repairing and insuring terms to be agreed



EPC

The property has an EPC rating of C67.



BUSINESS RATES

The property is currently rated alongside the adjoining property and will be revalued upon a new tenant taking occupation.

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



USE

The property has previously been used as a betting shop and premises.

The property may be suitable for a variety of commercial uses, subject to the necessary statutory consents.



VAT

All prices are quoted exclusive of and are liable to Vat.



VIEWINGS & CONTACT

All enquiries to Walton Goodland