

# TO LET

Office/Retail/1,320 sq ft (123 sq m)/£14,000 P.A.

Ground Floor, 45 Lowther Street,

Carlisle

Cumbria, CA3 8EJ



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## HIGHLY VISIBLE GROUND FLOOR COMMERCIAL UNIT FRONTING BUSY PRINCIPAL TRAFFIC ROUTE THROUGH CITY CENTRE

- EXCELLENT SECONDARY RETAILING LOCATION
- IDEALLY LOCATED WITH RETURN FRONTAGE TO BANK STREET & LOWTHER STREET
- CLOSE TO LANES SHOPPING CENTRE & PEDESTRIANISED CORE
- ALTERNATIVE USES CONSIDERED S.T.P.

## DESCRIPTION

A Grade II listed building prominently located with return frontage to Bank Street and Lowther Street.

## ACCOMMODATION

The property comprises the following approximate areas:-

### GROUND FLOOR

#### Retail/Offices

580 sq ft (54 sq m)

### BASEMENT

#### Stores

740 sq ft (69 sq m)

#### Toilet

1 WC & 1 WHB

## RATEABLE VALUE

£18,750 (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 2023/2024 is 49.9p in the pound. For further information on how to calculate the business rates you need to pay, visit: <https://www.gov.uk/calculate-your-business-rates>.

## SERVICES

All mains services are connected to the property.

## RENT

Offers in the region of £14,000 per annum.

A service charge is payable in addition to the rent.

## LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms with 3 yearly rent reviews.

Please note: This property is not suitable for hot food/takeaway uses due to the lack of ability for extraction.

## VAT

VAT is not applicable.

## VIEWINGS

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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