

TO LET



Commercial/Office/2,050 sq. ft. (190 SQ M) /£15,000 PER ANNUM

56 (Now Let) & 58 Warwick Road,

Carlisle

Cumbria, CA1 1DR

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



PROMINENT SELF-CONTAINED OFFICES FRONTING WARWICK ROAD ON ATTRACTIVE TREE-LINED STREET WITH GOOD PRIME FRONTAGE CLOSE TO CARLISLE CITY CENTRE

- ESTABLISHED COMMERCIAL LOCATION POPULAR WITH OFFICE, RETAIL, DOCTORS AND DENTAL SURGERIES
- CLOSE TO CITY CENTRE AMENITIES AND TRANSPORT LINKS
- ALTERNATIVE USES CONSIDERED, SUBJECT TO PLANNING
- SITUATED IN A CONSERVATION AREA BUT NOT A LISTED BUILDING

DESCRIPTION

The property comprises a mid-terrace brick and part-rendered building beneath a multi-pitch and slate covered roof.

Arranged internally as office accommodation, the property could be converted for alternative uses, subject to planning.

There is a yard to the rear of the property with personnel access only.

ACCOMMODATION

The property comprises the following approximate areas:

58 WARWICK ROAD

Ground Floor

Office: 266 sq. ft. (25 sq. m.)

Office: 188 sq. ft. (17 sq. m.) three steps down

Rear Store: 113 sq. ft. (10 sq. m.)

Kitchen: 65 sq. ft. (6 sq. m.) with stainless steel double drainage sink unit and base units

First Floor Mid-Landing

Toilet: 1 WC and 1 WHB

Office: 188 sq. ft. (17 sq. m.)

First Floor

Offices: 341 sq. ft. (32 sq. m.)

Second Floor Mid-Landing

Office: 183 sq. ft. (17 sq. m.)

Second Floor

Office/Stores: 391 sq. ft. (36 sq. m.)

Note: some restricted head height at second floor level.

Basement

Stores: 499 sq. ft. (46 sq. m.)

External

SERVICES

The property benefits from connection to all mains services.

RATEABLE VALUE

£11,250 (2023 listing)

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

Please note that as of 1 April 2017, if this is your only commercial premises and the Rateable Value is £12,000 or less, then no business rates will be payable, subject to status.

LEASE

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£15,000 pa

All rents are quoted exclusive of Business Rates, VAT and all other outgoings.

ENERGY PERFORMANCE CERTIFICATE(S)

No. 58 Rating E103

VAT

VAT is payable in addition to the rent.

We would advise prospective tenants establish the VAT implications before entering into any agreement.

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.

Rear yard with pedestrian access

Total: 2,050 sq. ft. (190 sq. m.)

VIEWING

For further information and to arrange a viewing, please contact Walton Goodland.

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