

TO LET



Commercial/Restaurant/Cafe/Retail/746 sq ft (69 sq m)/£15,995 per annum

43-45 Bank Street, Carlisle

Cumbria, CA3 8HJ

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



ATTRACTIVE AND PROMINENTLY LOCATED CITY CENTRE CAFE/BISTRO PREMISES

- EXCELLENT TRADING POSITION FRONTING BANK STREET IN CITY CENTRE
- ATTRACTIVE DOUBLE-FRONTED WINDOWS
- PROMINENT THOROUGHFARE LEADING TO PEDESTRIANISED CORE (APPROX 50M)
- RENT INCENTIVES WILL BE CONSIDERED DEPENDING UPON COVENANT STRENGTH AND LEASE TERM

DESCRIPTION

A double-fronted Grade II listed ground floor shop unit which has previously traded as a cafe/bistro, with disabled toilet and basement stores.

LOCATION

The property is located in Carlisle City Centre adjacent to Sewing Solutions and Cancer Research, with Boyd Hair and Beauty, Room XXVI Menswear and Halifax sitting opposite.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Sales – 447 sq ft (42 sq m)

Kitchen – 61 sq ft (6 sq m)

Disabled Toilet – 1WC & 1 WHB

First Floor

Staff Toilet – 1WC & 1 WHB

Basement

Stores – 238 sq ft (22 sq m)

SERVICES

Mains electricity, water and drainage are connected to the property.

The tenant is responsible for the payment of all utilities.

RATEABLE VALUE

Cafe & Premises – RV £14,000 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency.

LEASE

A new lease for a term of years to be agreed in internal repairing and insuring terms, subject to a service charge (21%) and management fee (10%).

SERVICE CHARGE

A service charge is payable in addition to the rent.

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

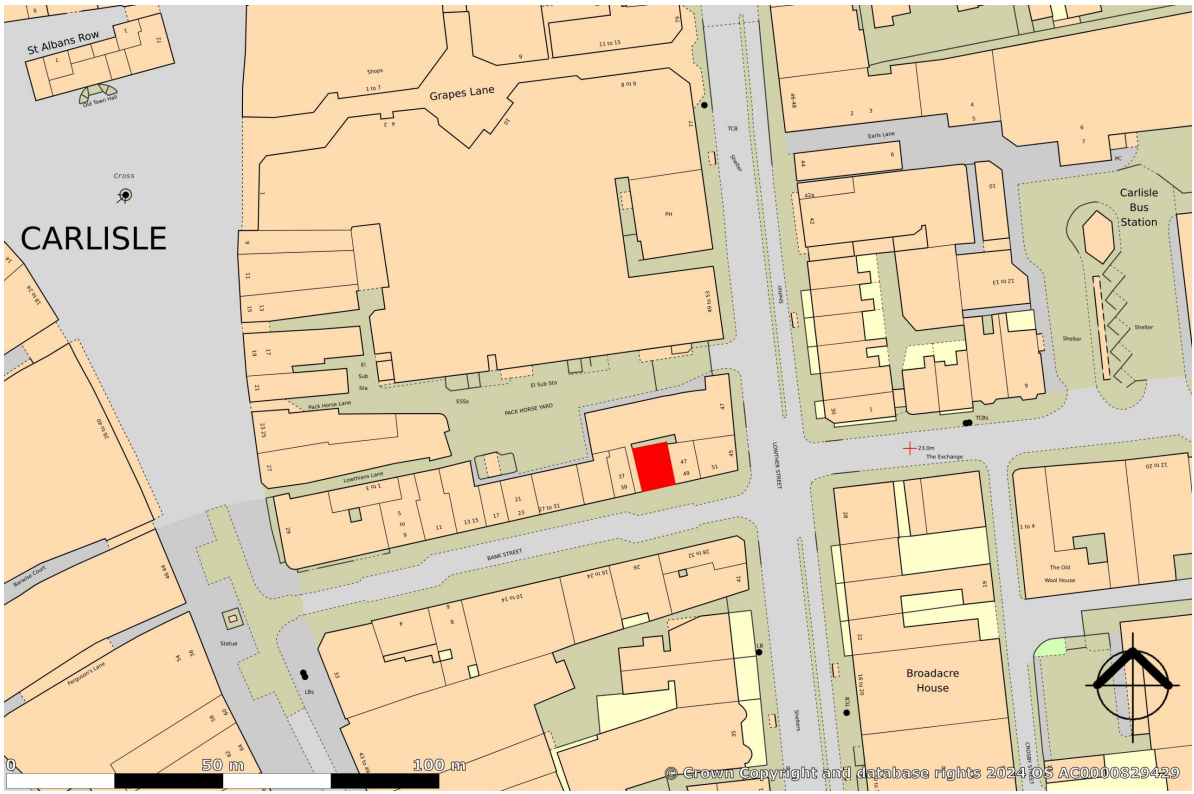
The property is Grade II listed.

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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