

TO LET



Commercial/Office/Retail/747 sq ft (70 sq m)/£9,000 per annum

11 Cecil Street, Carlisle – GROUND FLOORS LET (SUBJECT TO CONTRACT)

Carlisle, CA1 1NL - GROUND FLOORS LET (SUBJECT TO CONTRACT)

Walton Goodland

agency@walgoodland.com

01228 514 199 (Carolyn Hardy dealing)



LOCATION FRONTING CECIL STREET, CLOSE TO JUNCTION WITH WARWICK ROAD

- EASY ACCESS FOR CARLISLE CITY CENTRE
- ALTERNATIVE USE POTENTIAL, SUBJECT TO PLANNING
- ADJOINING TRAVEL LODGE WITH PUBLIC PARKING DIRECTLY OPPOSITE
- UPPER FLOORS ALSO AVAILABLE FROM DECEMBER 2024 BY SEPERATE NEGOTIATION

DESCRIPTION

Self-contained terraced retail unit currently used as retail premises.

LEASE

The property is available to let on a new full repairing and insuring lease, subject to periodic review.

Rents quoted exclusive of VAT, business rates and all other outgoings.

VAT

VAT is not payable in addition to the rent.

SERVICES

All mains services are available to the property, with gas central heating at ground floor level only.

The tenant is responsible for the payment of all utilities.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground Floor: Rating D92

ACCOMMODATION

The property comprises the following approximate areas:

GROUND FLOOR

Sales

394 sq ft (37 sq m)

Stores

108 sq ft (10 sq m)

Kitchen – stainless steel single drainage sink and base units

Toilet – 1 WC, 1 WHB

BASEMENT

Store

245 sq ft (23 sq m)

GROUND FLOOR UNDER OFFER

UPPER FLOORS ALSO AVAILABLE FROM DECEMBER

2024 BY SEPERATE NEGOTIATION – Further details at:

<https://www.waltongoodland.com/properties/11a-cecil-street-carlisle/>

RATEABLE VALUE

Ground Floor Retail: £6,500 RV

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

Please note that where a rateable value is less than £12,000 and this is the tenants only property then no business rates will be payable, subject to status.

VIEWINGS

Please contact Walton Goodland.

Strictly no approach must be made the the existing tenants on site.

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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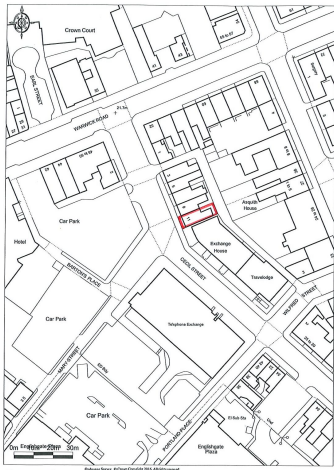


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Energy performance certificate (EPC)		
GROUND FLOOR 11 CECIL STREET CARLISLE CA1 1NL	Energy rating D	Valid until 9 February 2031 Certificate number: 9367-729-1203-7649- 8584

Property type **A1/A2 Retail and Financial/Professional services**
 Total floor area **90 square metres**

Rules on letting this property

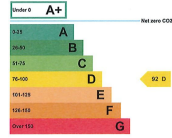
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is **D**.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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