

TO LET



Commercial/Office/Restaurant/Cafe/Retail/1,628 sq. ft. (151 sq. m.)/£12,000 pa

23 – 25 Market Place, Brampton

Brampton, CA8 1RW

Walton Goodland

agency@walongoodland.com

01228 514 199 (Carolyn Hardy dealing)



ATTRACTIVE PREMISES IN PROMINENT MARKET TOWN CENTRE POSITION

- WELL ESTABLISHED LOCATION IN POPULAR MARKET TOWN WITH PUBLIC PARKING TO THE FRONT
- A NEW LEASE FOR A TERM OF YEARS TO BE AGREED ON FULL REPAIRING AND INSURING TERMS
- APPROX. 10 MILES EAST OF CARLISLE, BETWEEN HADRIAN'S WALL AND THE NORTH PENNINES
- TENANT BUSINESS NOT AFFECTED

DESCRIPTION

The property comprises a three-storey end of terrace building of traditional rendered stone construction being of Grade II Listed status and arranged as restaurant premises over ground and first floor levels.

There is a basement which provides dry storage with kitchen facilities located at ground floor along with a bar area and main restaurant.

Ladies and gents toilets are located at first floor level along with a waiting/lounge area and private dining room.

LOCATION

The property is located in a prime position fronting Market Place in the popular market town of Brampton, approximately 10 miles east of Carlisle between Hadrian's Wall and the North Pennines.

The subject property faces directly onto the town centre of this bustling market town. Other occupiers include a mix of local and regional traders.

LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

RENT

£12,000 per annum, exclusive of business rates, VAT and all other outgoings.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating A 21

ACCOMMODATION

The property comprises the following approximate areas:

GROUND FLOOR

Former Kitchen – 129 sq ft (12 sq m)

Retail Sales – 772 sq ft (72 sq m)

FIRST FLOOR

Sales – 256 sq ft (24 sq m)

Ladies – 1 WC, 1WHB

Gents – 1 WC, 1WHB

SECOND FLOOR (Former Flat)

Stores (former bathroom), office/bedroom, living room and further bedroom with access to attic area (not in use).

BASEMENT

Stores – 471 sq ft (42.8 sq m)

RATEABLE VALUE

Premises: £11,000 (2023 List)

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 then no business rates will be payable, subject to status.

SERVICES

All mains services are connected to the property.

VAT

VAT is payable in addition to the rent.

VIEWINGS

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.

Please contact Walton Goodland.

Strictly no approach should be made to the existing tenants.

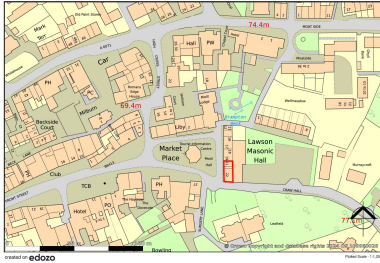
NOTE: Tenant business not affected.

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Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@waltongoodland.com www.waltongoodland.com





Energy performance certificate (EPC)

23-25 Market Place Brampton CA8 1RW	Energy rating A	Valid until: 9 March 2033
		Certificate number: 9428-5598-2471-1576-3105

Property type	Retail/Financial and Professional Services
Total floor area	143 square metres

Rules on letting this property

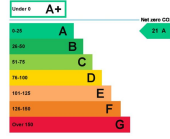
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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.



How this property compares to others

Properties similar to this one could have ratings:



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