

TO LET



Commercial/Office/Retail/1,422 sq. ft. (132 sq. m.)/£16,000 pa

12 Lowther Street, Carlisle

Carlisle, Cumbria, CA3 8DA

Walton Goodland

agency@walgoodland.com

01228 514199 (Michael Walton dealing)



SUBSTANTIAL GROUND FLOOR PREMISES IN PROMINENT GRADE II LISTED BUILDING

- POPULAR AND IMPROVING LOCATION WITH BISTROS AND RESTAURANTS OPPOSITE PIZZA EXPRESS
- POTENTIAL TO PAY NIL BUSINESS RATES
- IMPOSING BUILDING WITH TRADITIONAL FEATURES INCLUDING ELEGANT RECESSED ENTRANCE AND HIGH CEILINGS WITH CORNICE DETAILING

DESCRIPTION

The property currently comprises ground floor retail/office space with first floor storage within a prominent Grade II Listed building.

SERVICES

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

RENT

£16,000 per annum.

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

LEASE / TENURE

A new lease for a term of years to be agreed on internal repairing and insuring terms, plus service charge.

Available from 1 October 2024.

VIEWINGS

Please contact Walton Goodland.

This property is owned by a Director of Walton Goodland.

ACCOMMODATION

The property comprises the following approximate areas:

GROUND FLOOR

Retail / Office	622 ft ² (58 m ²)
Office	472 ft ² (44 m ²)
Kitchen with stainless steel single drainage sink unit	
Toilets	2 WC & 2 WHB

FIRST FLOOR

Stores	329 ft ² (30 m ²)
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RATEABLE VALUE

Premises – £8,000

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 your Rateable Value is £12,000 or less, and this is your only commercial property, then no business rates will be payable, subject to status.

VAT

VAT is payable in addition to the rent.

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.

