

# TO LET

Commercial/Leisure/789 sq ft (73 sq m)/£6,500 per annum



11a Cecil Street, Carlisle

Cumbria

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



## SALON/BEAUTY PREMISES TO LET ON A NEW LEASE

- ATTRACTIVE CENTRAL LOCATION WITH ON-STREET CAR PARKING
- ADJOINING TRAVEL LODGE HOTEL AND OFFICES
- OTHER OCCUPIERS INCLUDE RESTAURANT, CAFÉ, HAIR SALON AND SPECIALIST RETAIL UNITS

## DESCRIPTION

Self-contained upper floor premises currently used as a beauty/treatment salon with rooms to first and second floor levels.

## ACCOMMODATION

The property comprises the following approximate areas:

### First Floor

Room 1

96 sq ft ( 9 sq m)

Room 2

143 sq ft (13 sq m)

Room 3

182 sq ft (17 sq m)

Room 4

106 sq ft (10 sq m)

Toilet

1 WC, 1WHB

Kitchen

47 sq ft ( 4 sq m)

### Second Floor

Room 5

88 sq ft ( 8 sq m)

Room 6

89 sq ft ( 8 sq m)

Storage

38 sq ft ( 4 sq m)

## SERVICES

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

The tenant is responsible for the payment of all utilities.

## BUSINESS RATES

Beauty & Nail Salon – £5,300

We recommend interested parties make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

If this is your only commercial property as of April 2017 no business rates will be payable, subject to status.

## LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms, subject to periodic rent review.

The property will be available from December 2024.

## VAT

VAT is not payable in addition to the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E104.

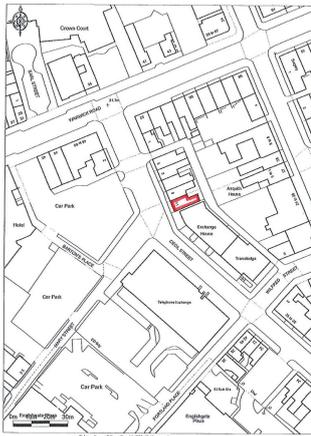
## VIEWINGS

Please contact Walton Goodland.

Strictly no approach should be made to the existing tenants.

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.



Promap

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### Energy performance certificate (EPC)

11a Cecil Street Carlisle CA1 1NL	Energy rating <b>E</b>	Valid until: 22 May 2030
		Certificate number: 6784-2279-9035-5106-2377

Property type	Retail/Financial and Professional Services
Total floor area	109 square metres

#### Rules on letting this property

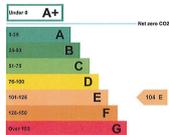
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

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

This property's energy rating is E.

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



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