

# TO LET



Commercial/Office/Retail/834 sq ft (77 sq m)/£12,750 Per Annum

## 93 Botchergate, Carlisle

Carlisle, CA1 1RY

Walton Goodland

agency@walgoodland.com

01228 514 199



## EXTREMELY PROMINENT AND HIGHLY VISIBLE CORNER RETAIL UNIT

- FRONTING MAIN A6 INTO CARLISLE CITY CENTRE AT BUSY JUNCTION WITH TAIT STREET
- CORNER POSITION PROVIDING EXCELLENT RETURN GLAZED FRONTAGE
- IDEAL RETAIL SPACE - ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING
- CLOSE PROXIMITY TO CARLISLE TRAIN STATION

## DESCRIPTION

Double-fronted self contained ground floor retail property with rear kitchenette, toilet and cloak room.

## LOCATION

The property is located at the corner of Botchergate and Tait Street, fronting the main A6 approximately 1/4 of a mile from Carlisle City Centre.

Situated on one of the main junctions leading onto Botchergate the property benefits from both high pedestrian and vehicle traffic being in a mixed commercial and residential setting.

## ACCOMMODATION

The property comprises of the following approximate areas:

Ground floor

Shop – 680 sq ft (63 sq m)

Kitchen – 118 sq ft (11 sq m)

Cloak – 36 sq ft (11 sq m)

1WC & 1WHB

## RENT

£12,750 per annum

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

## VAT

VAT is not payable in addition to the rent.

## LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms, including shop front, doors and windows.

Please note: No hot food takeaway uses are permitted at this property.

## SERVICES

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

Tenants are responsible for the payment of their own utilities.

## RATEABLE VALUE

£7,300 (2023 list)

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

Please note, as of 1 April 2017 if this is your only commercial property then no business rates will be payable, subject to status.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property benefits from an EPC Rating of D85.

## VIEWINGS

Please contact Walton Goodland.

Strictly no approach must be made to the existing tenant.

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
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10/04/2022 10:22 AM Energy performance certificate (EPC) - First air energy certificate - 10001XK

### Energy performance certificate (EPC)

10/04/2022 Carlisle CA1 1BY	<b>Energy rating</b> <b>D</b>	Valid until: 18 June 2027 Certificate number: 8382-2846-0427-0468-1451
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Property type: A1A2 Retail and Financial/Professional services  
 Total floor area: 85 square metres

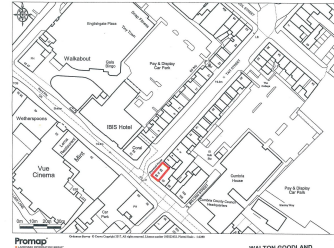
**Rules on letting this property**  
 Properties can be let if they have an energy rating from A+ to E.

**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.

**How this property compares to others**  
 Properties similar to this one could have ratings:

If newly built	22 A
If typical of the existing stock	65 C

View this energy certificate service.gov.uk/energy-certificates/8382-2846-0427-0468-1451/summary



Promap

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