

7633/BB

**DALSTON**  
**THE DALSTON FRYER**  
8 THE SQUARE, CA5 7PJ  
**TO LET**



**\*\*\*PROMINENT LOCATION IN THE HEART OF DALSTON\*\*\***

**\*\*\*CUSTOMER PARKING TO THE FRONT\*\*\***

**\*\*\*FULLY FITTED OUT UNIT FOR CONTINUED USE\*\*\***

**\*\*\*ALREADY ESTABLISHED CUSTOMER BASE\*\*\***

### LOCATION

Dalston is a popular and picturesque north Cumbrian village situated approximately 7 miles south west of Carlisle, Cumbria's predominant population and commercial centre. The village offers a good range of amenities including St Michael's primary and Caldew secondary schools, The Blue Bell public house, local shops including the village pharmacy, butchers and a Co-op local convenience store. As well as a range of traditional and new build residential housing.

The subject property lies at the heart of the village within a desirable location known as The Square and sits immediately adjacent to a BUPA Dental Practice.

### DESCRIPTION

The whole building is a 3 storey end of terrace property of assumed stone built construction under a pitched slate roof. The exterior walls have been rendered and painted.

The Dalston Fryer is positioned within the ground floor only. This demise provides a fully fitted out Hot Food Takeaway and customer disabled WC to the front with kitchen, preparation area, stores and staff areas to the rear. The unit also benefits from panoramic window frontages onto the Carlisle Road (B5299) arterial road through Dalston.

### ACCOMMODATION

Net Sales 66.03 sq m (711 sq ft)  
Kitchen 45.53 sq m (490 sq ft)  
Disabled WC and Staff WC

### SERVICES

We understand mains gas, water, electricity and drainage are connected to the property.

### RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £12,750. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

### TERMS

Handed over as is, the ground floor unit is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£35,000 per annum exclusive**. Any new lease agreement may be subject to a landlord break at the end of 12 months and a rental deposit, subject to covenant strength, which will be required to be lodged upon lease completion.

### ENERGY PERFORMANCE CERTIFICATE

We understand that the property has an Energy Performance Asset rating of C-56.

### COSTS

Each party will bear their own legal and professional costs incurred in the transaction.

### VAT

The property is VAT elected, therefore VAT will be payable on the rental price.

### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

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**Details Prepared: October 2024**

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