

7628/BB

CARLISLE
6 PETTERIL BANK ROAD, CA1 3AH

TO LET

*****COMMERCIAL & POTENTIAL RESIDENTIAL USE***
SUBJECT TO REFURBISHMENT**

*****DEDICATED PARKING TO THE REAR*****

*****100% BUSINESS RATES RELIEF*****



AVAILABLE AT £1,000 PLUS VAT PER MONTH

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south. Carlisle is situated to the western side of the M6 motorway, approximately 10 miles south of the Scottish border.

The property is situated in a popular parade of shops along Petteril Bank Road, off one of Carlisle's main arterial routes and the A6, London Road. Surrounding occupiers are a mix of local and national operators including; Aldi, Spar, a charity shop and a couple of takeaways.

For identification purposes only, the location is shown on the plan overleaf.

DESCRIPTION

The property comprises a two storey mid-terraced building of traditional brick construction under a pitched slate roof, with the benefit of car parking spaces to the rear. Internally the ground floor provides a commercial retail unit formerly Boots Chemist, with a self contained 3 bed flat on the first floor, requiring refurbishment. The property is suitable for a variety of commercial uses, however, hot food takeaway use class is not permitted.

There is a potential redevelopment opportunity to the rear of the property. Demolishing the garage subject to landlord consent could make room for further car parking spaces.

ACCOMMODATION/AREAS

Retail Unit

Ground Floor 74.39 sq m (801 sq ft)
WC

Residential Accommodation

Bedroom 8.42 sq m (91 sq ft)
Bedroom 10.48 sq m (113 sq ft)
Bedroom 11.16 sq m (120 sq ft)
Living Area 15.95 sq m (172 sq ft)
Kitchen 7.54 sq m (81 sq ft)
Bathroom 5.12 sq m (55 sq ft)

SERVICES

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

TERMS

The property is available **TO LET** on a new lease at a rent of **£12,000 per annum exclusive**. In addition, a rental deposit may be required subject to covenant strength.

VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent.

RATING VALUE

The Valuation Office Agency website describes the whole of the property as Shop and premises with a 2023 List Rateable Value of £5,900. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

*****100% BUSINESS RATES RELIEF ATTAINABLE FOR QUALIFYING BUSINESSES*****

ENERGY PERFORMANCE CERTIFICATE

We understand that the property has an Energy Performance Asset Rating of E-102.

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWINGS

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

Ben Blain

Tel: 01228 635002

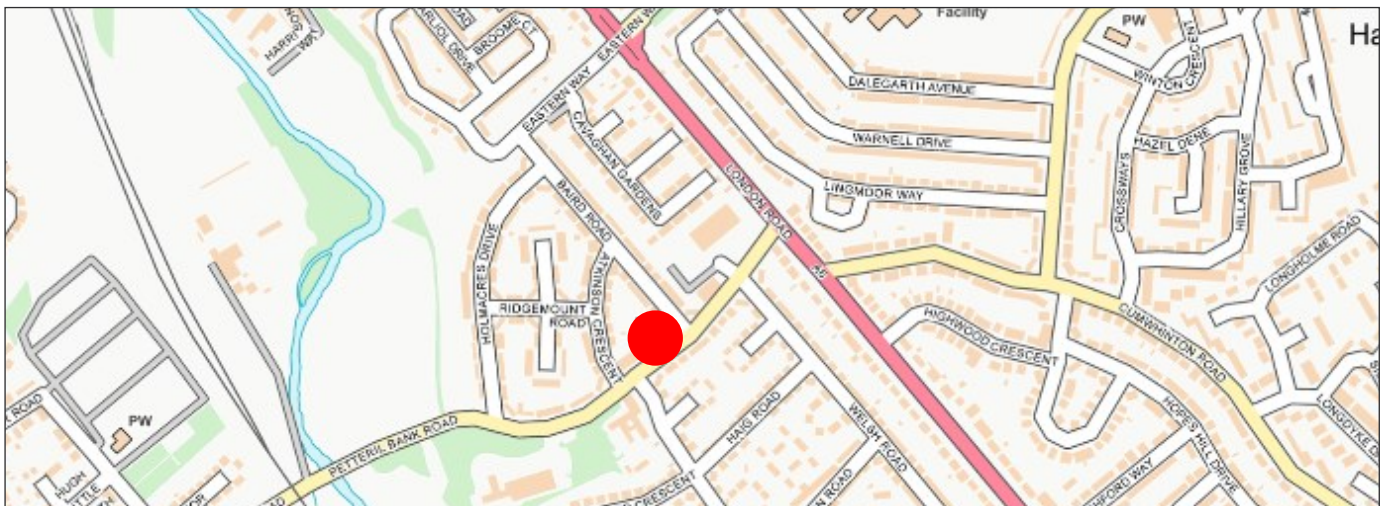
Email: bblain@carigietcowen.co.uk

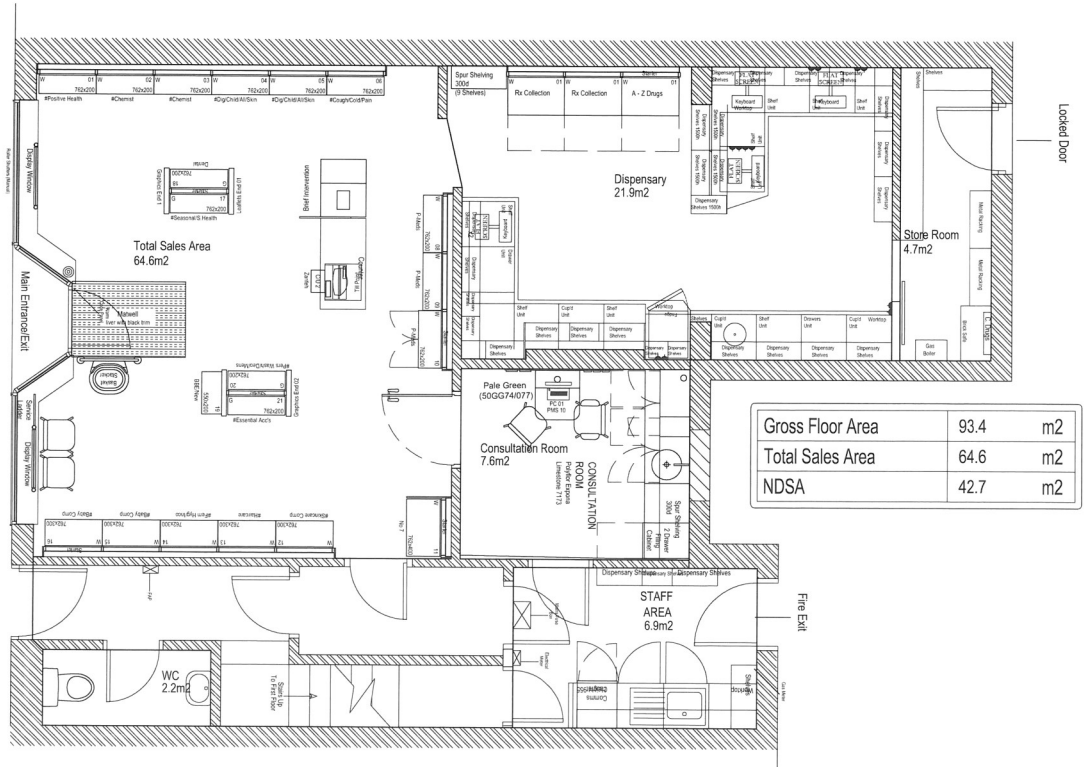
Amelia Harrison

Tel: 01228 635007

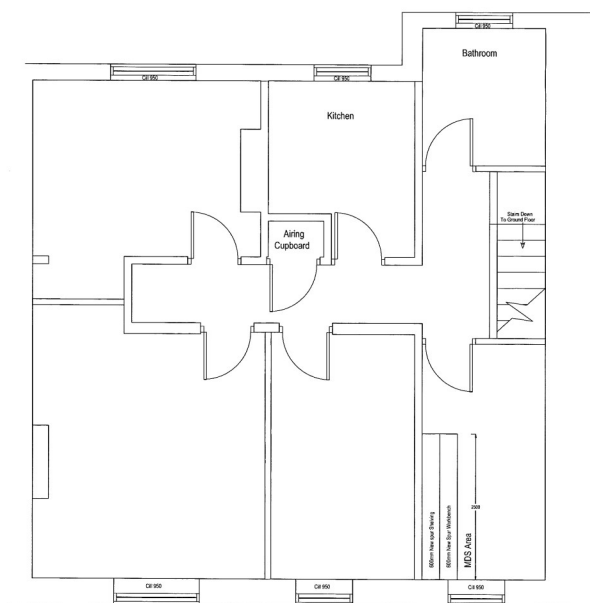
Email: aharrison@carigietcowen.co.uk

Details prepared October 2024





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FIRST FLOOR

Gross Floor Area	76.4	m ²
Total Sales Area	0.0	m ²
NDSA	0.0	m ²

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