

7739/BB

CARLISLE

57-61 NEWTOWN ROAD
CA2 7JB

TO LET

**** PROMINENT ROADSIDE LOCATION ****

**** DEDICATED PARKING ****

**** GROUND FLOOR COMMERCIAL UNIT **
WITH SELF-CONTAINED 3 BEDROOM FLAT**

**** OPPOSITE CUMBERLAND INFIRMARY ****

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.

The unit occupies a prominent roadside trading position on Newtown Road and lies immediately opposite the Cumberland Infirmary, adjacent to Spar, and is a busy arterial route linking Carlisle city centre with the western fringe of the city. Other commercial operators within the immediate vicinity include; Carrs Biscuits, Caddy's fish and chip shop, a Chinese takeaway and a beauty salon.

DESCRIPTION

A two storey building providing a ground floor self contained commercial unit. Internally the property comprises a rectangular shape and benefits from dual accesses, window frontages, WCs and a kitchen to the rear part.

The space would lend itself to a variety of commercial uses such as sandwich bar, salon, showroom and others. The first floor comprises a self contained three bedroom flat premises. This space requires furnishing. An ability to sublet this area will be permitted by the landlord.

Car parking is provided to the rear for 2 no. cars/vehicles.

ACCOMMODATION

Net Internal Area (Ground Floor)	86.59 sq m	(932 sq ft)
First Floor Flat	76.76 sq m	(826 sq ft)

SERVICES

We understand water, electricity, gas and drainage are connected to the property. A gas boiler serves the upstairs flat for heating.



ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

TERMS

The property is available **TO LET** as a whole only on a new lease for a term of years to be agreed at a rent in the region of **£19,750 per annum exclusive**.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Funeral directors and premises with a 2023 List Rateable Value of £10,500. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.

COUNCIL TAX

Three bedroom first floor flat: Band A

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

COSTS

Each party will be responsible for their own legal and professional costs incurred. A rental deposit will be required on a new letting, subject to covenant strength.

VAT

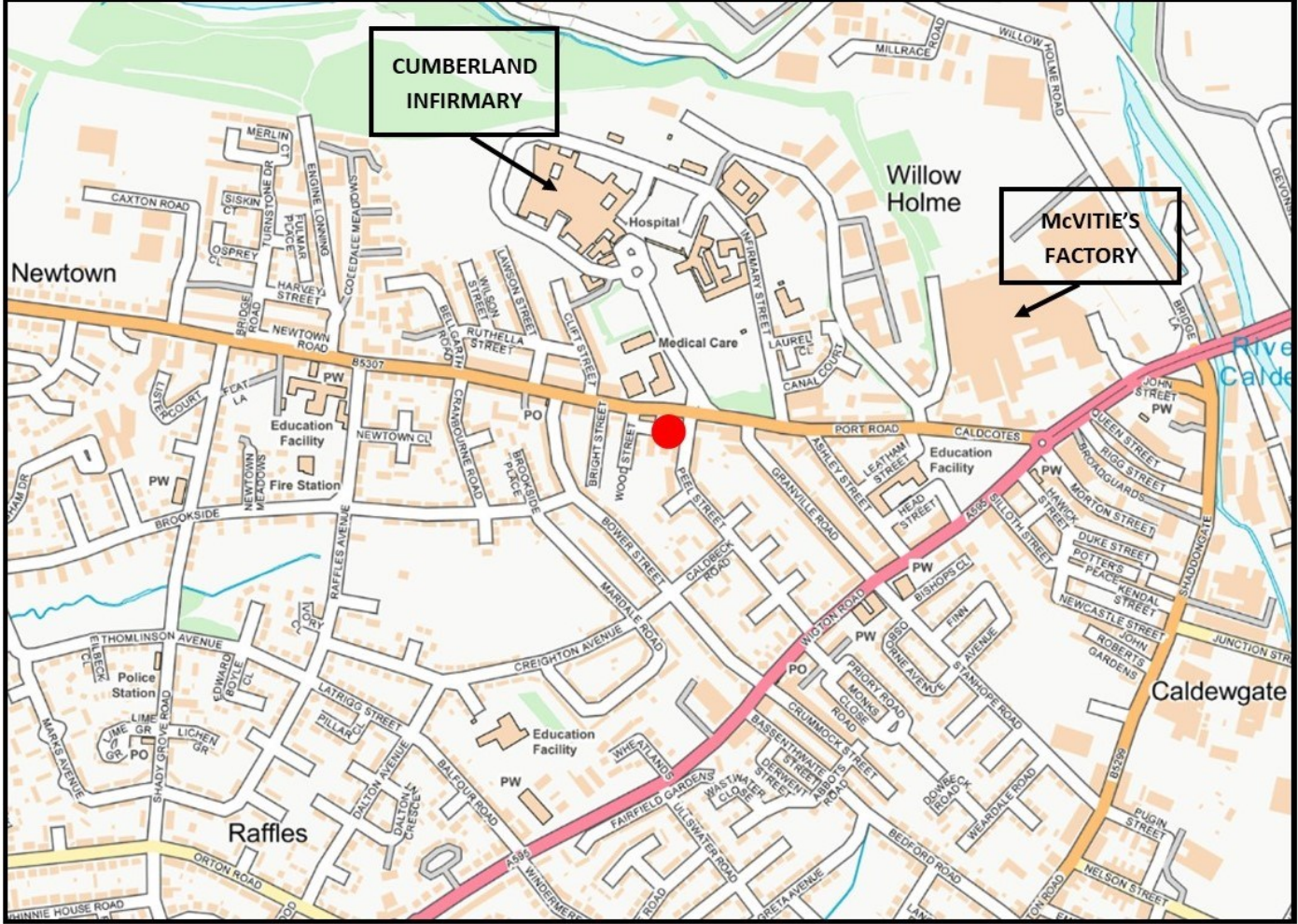
We understand the property is not elected for VAT and therefore no VAT will be payable on the rent.

VIEWINGS

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

Ben Blain
Tel: 01228 544733
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