

7686/BB

## CARLISLE

6 GRINSDALE AVENUE  
CA2 7LX

## TO LET

**\*\* GROUND FLOOR UNIT \*\***

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



### LOCATION

6 Grinsdale Avenue is positioned within the strong neighbourhood area of Belle Vue, on the western side of Carlisle. Adjacent occupier is a saddlery shop. The bulk of neighbouring properties are residential. Belle Vue infant and junior schools lie within close proximity.

For indication purposes only, the location of the subject property is shown circled red overleaf.

### DESCRIPTION

6 Grinsdale Avenue is a ground floor self-contained commercial unit, most recently used as a hair salon. The accommodation is rectangular in shape and benefits from an integral WC. Pull in pull out car parking is available to the front.

### USE

Suitable for a variety of commercial uses including:-

- Sunbed Shop
- Beauty Salon
- Studio

### ACCOMMODATION/AREAS

Ground Floor Area 45.75 sq m (492 sq ft)

### SERVICES

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

### EPC

The property has an energy performance asset rating of C-60.

### RATEABLE VALUE

The Valuation Office Agency website describes the property as Hairdressing salon and Premises with a 2023 List Rateable Value of £2,500. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

**\*\*100% BUSINESS RATES RELIEF\*\*  
FOR QUALIFYING OCCUPIERS**

### TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent of **£475 per month exclusive**.

### COSTS

Each party will be responsible for their own costs incurred with any transaction. Subject to covenant strength a rental deposit may be lodged upon completion.

### VAT

All figures quoted are exclusive of VAT, which will be payable in addition where applicable.

### VIEWINGS

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

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