

7515/MB

## CARLISLE

43 CECIL STREET,  
CA1 1NS

## TO LET

**\*\*CITY CENTRE LOCATION\*\***

**\*\*WELL FITTED OUT INTERNALLY\*\***

**\*\*NO VAT PAYABLE\*\***



### 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 property is located on Cecil Street, which intersects with Warwick Road, Portland Square, and Brunswick Street. Located close to Carlisle city centre within a mixed commercial and residential area.

### DESCRIPTION

The property comprises a two-story mid terraced building of brick construction under a pitched slate roof. The accommodation has most recently been operated as a physical therapy clinic but suitable for other similar or office uses.

Internally, the accommodation comprises a mix of rooms on each floor, with each benefiting from WC and kitchen facilities, all refurbished to a modern standard in the recent past.

Externally, the property benefits from ramped access from street level to enable disabled access to the ground floor. To the rear is a small enclosed yard and bin store.

### ACCOMMODATION

Ground Floor	(28.05 sq m)	(302 sq ft)
First Floor	(33.23 sq m)	(358 sq ft)
<b>Total Useable Area</b>	<b>(61.28 sq m)</b>	<b>(660 sq ft)</b>

### SERVICES

We understand mains water, electricity, and drainage are connected to the property. Heating is by way of modern electric panel heaters.

### RATING VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2024 List Rateable Value of £4,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

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

### TERMS

The property is available **TO LET** by way of new lease, at a rent of **£750 per month exclusive**.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-97.

### COSTS

Each party will be responsible for their professional and legal costs incurred. Subject to covenant strength, a rental deposit may be required to be lodged on completion.

### VAT

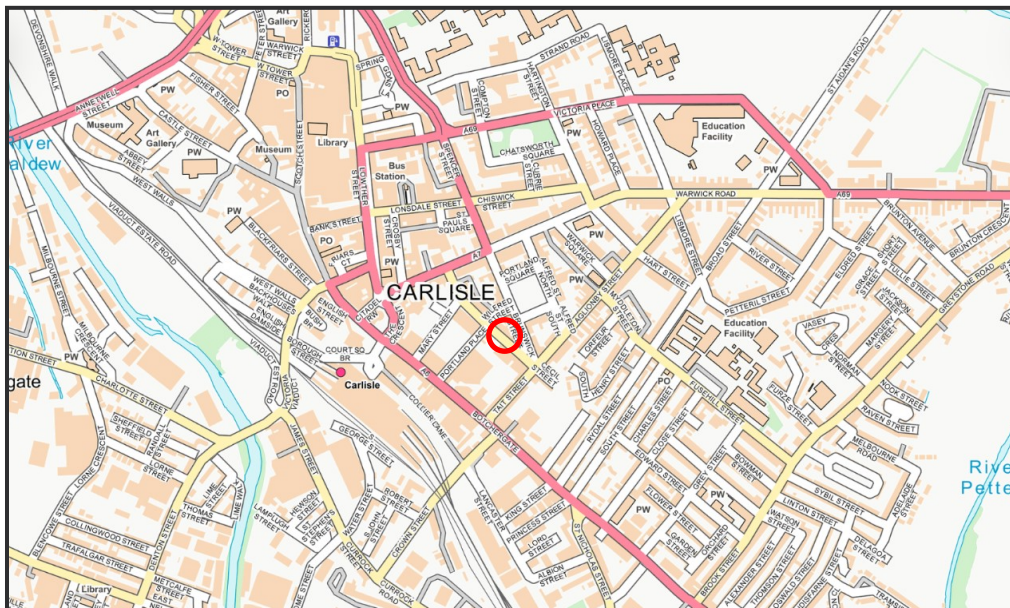
We understand the property is not elected for VAT and therefore VAT will not be payable on the rent.

### VIEWINGS

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

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