

7732/BB

## CARLISLE

15 WARWICK ROAD

## TO LET

\*\*\* CITY CENTRE POSITION \*\*\*

\*\*\* 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 in a prominent position at the northern end of Warwick Road. Nearby commercial occupiers include Nando's, The Halston Hotel, Alexandro's Greek Restaurant, David's Restaurant, Savills and The Royal Outpost Thai Restaurant next door.

### DESCRIPTION

A self contained regular shaped ground floor commercial unit previously operating as a bar, providing a well fitted out front of house space with toilets and storage areas to the rear. The space would lend itself to a variety of commercial uses such as café, restaurant, deli, office, estate agents and others.

There is one car parking space to the rear of the building.

### ACCOMMODATION

Net Internal Area                      88.20 sq m                      (949 sq ft)

### SERVICES

We understand water, electricity and drainage are connected to the property. Heating is by way of heating and cooling climate control.

### ENERGY PERFORMANCE CERTIFICATE

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

### TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£17,500 per annum exclusive**.

### RATEABLE VALUE

The Valuation Office Agency website describes the property as Public House and Premises with a 2023 List Rateable Value of £18,500. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.

### 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 VAT will not be payable on the rent.

### VIEWINGS

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

Ben Blain  
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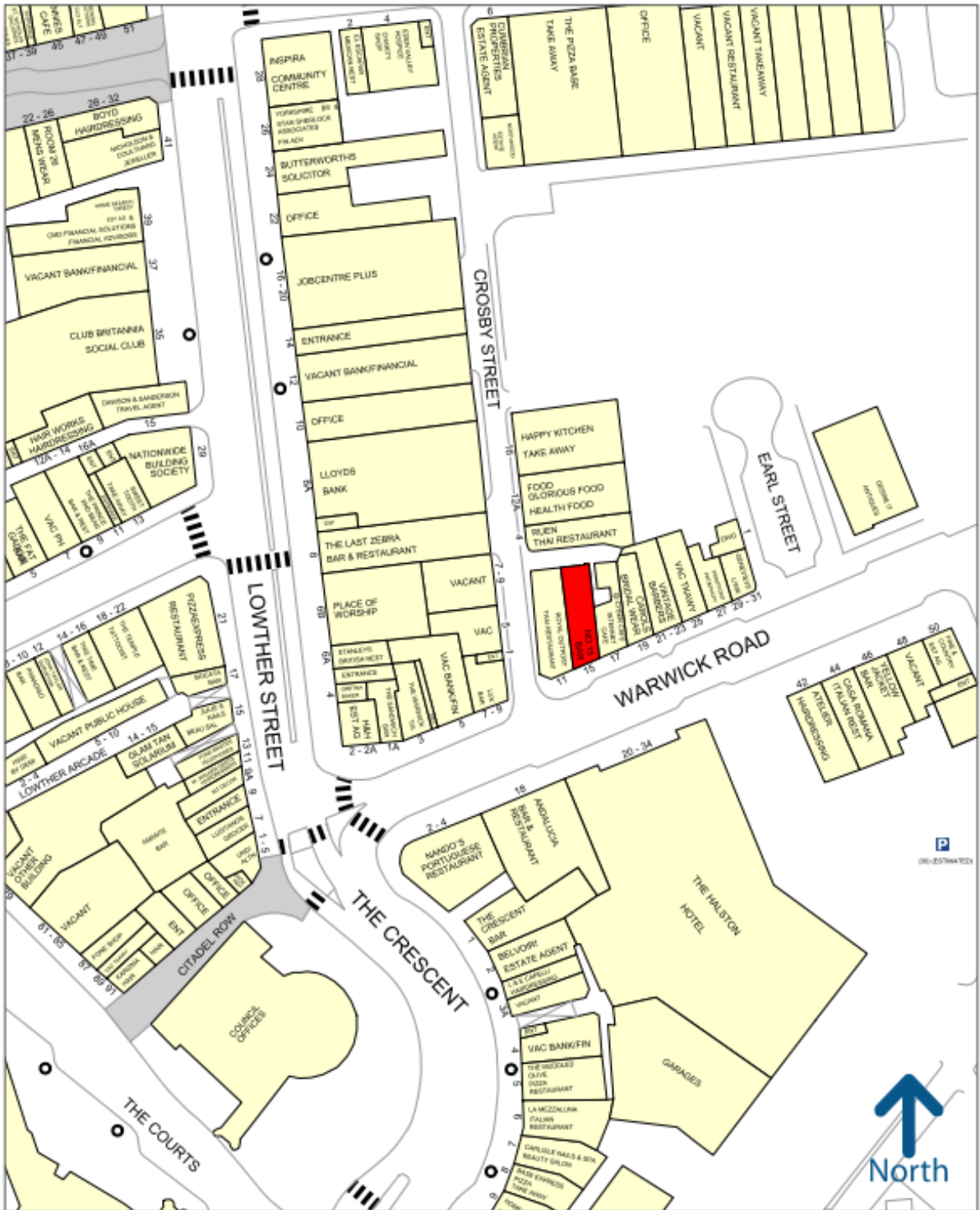
### Details Prepared

February 2025

# Carigiet Cowen



Carlisle



Experian Goad Plan Created: 11/09/2023  
Created By: Carigiet Cowen



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