

7212/RP

BRAMPTON 26 MAIN STREET TO LET

100% BUSINESS RATES RELIEF
****FULLY REFURBISHED****
*****NO VAT*****

LOCATION

The market town of Brampton lies approximately 9 miles east of the city of Carlisle, the main commercial centre for Cumbria and south west Scotland.

Brampton is a traditional market town which is conveniently positioned on the A69 trunk road, linking Carlisle with Newcastle. The town boasts a pretty market square with a variety of established commercial occupiers including: Cranston's Butchers, Cumberland Building Society, Co-op and Spar convenience stores. It is a popular stop-off point for visitors and walkers/cyclists doing the Hadrian's Wall trail.

DESCRIPTION

The property provides recently refurbished ground and first floor accommodation suitable for a variety of uses, and benefits from two large glazed display windows fronting onto both Main Street and High Cross Street. On-street parking is available in close proximity to the property with additional 'free' longer stay parking within easy walking distance at the Union Lane and Showground car parks.

Refurbished to a high standard, the ground floor accommodation provides flexible space suitable for a variety of uses in a highly prominent location.

The fully self-contained first floor studio space can be included by separate negotiation if required.

ACCOMMODATION

Ground Floor 33.87 sq m (366 sq ft)

SERVICES

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



TERMS

The ground floor is available **TO LET** by way of a new FRI lease at a rent of **£8,500 per annum** (£165 per week). VAT is not chargeable.

The first floor studio space can be included by separate negotiation if required.

ENERGY PERFORMANCE CERTIFICATE

A new EPC will be commissioned when the refurbishment works are complete.

RATING ASSESMENT

The Valuation Office Agency website indicates the property has a 2023 List Rateable Value of £4,250. The national non-domestic rate in the £ for the current (2024/2025) rate year is 49.9p for small businesses.

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

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

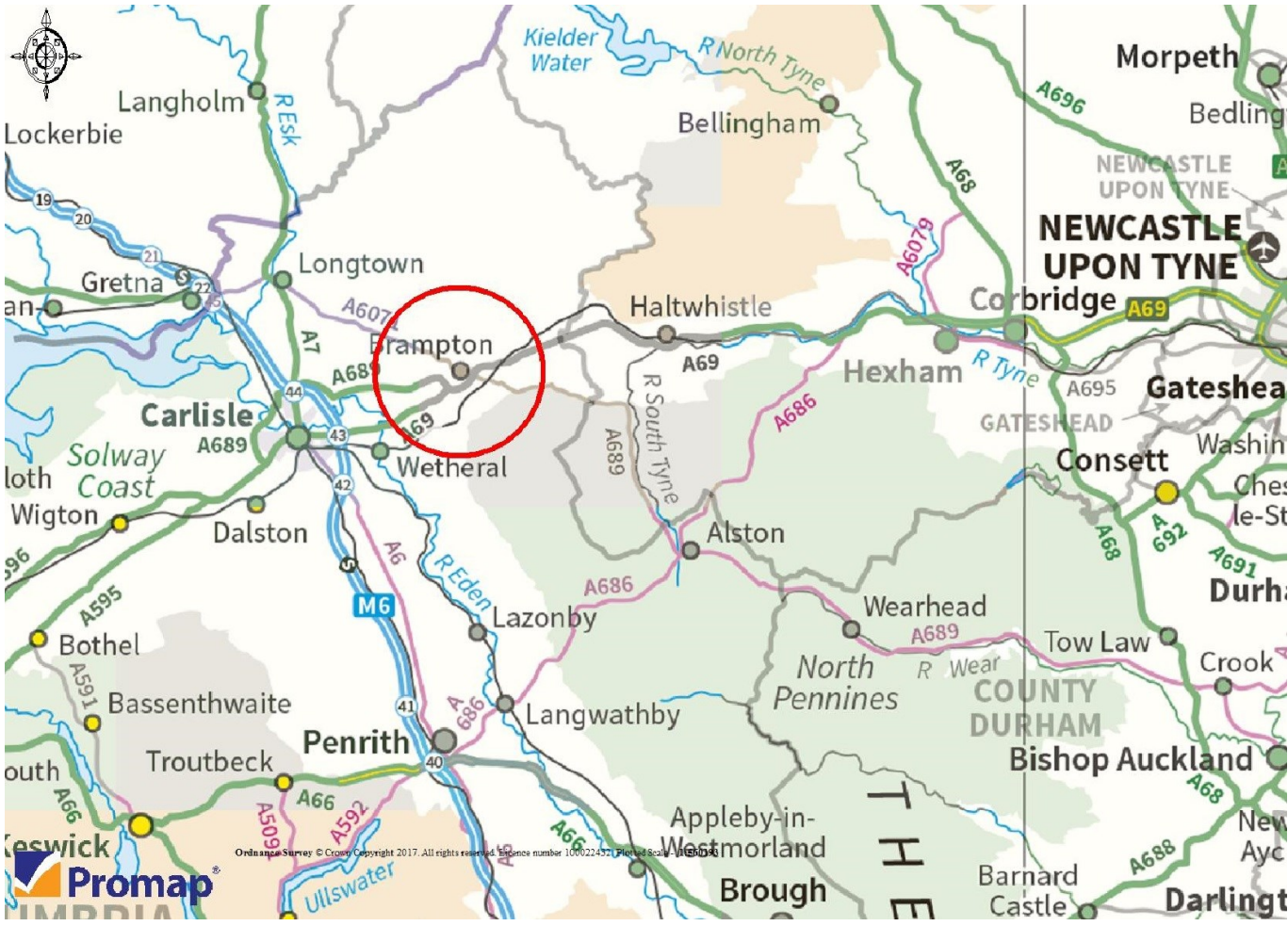
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FOR IDENTIFICATION PUPOSES ONLY



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