

7247/IH

LONGTOWN

1 ESK STREET PART
GROUND & FIRST FLOOR

TO LET

**** NO VAT ****

*** 100% BUSINESS RATES RELIEF ***



LOCATION

Longtown is situated on the English/Scottish border approximately 6 miles north of J44 of the M6 at Carlisle and 3 miles east of Gretna Green. The property is located on the corner of Esk Street and English Street in the heart of the town's central retail core. Nearby occupiers include the Cumberland Building Society, Boots, Spar and numerous other local independent retailers and businesses.

For identification purposes, the property is shown outlined red on the plan overleaf.

DESCRIPTION

The property comprises ground floor and first floor accommodation which could be used for retail, offices, health and beauty or other alternative uses, subject to planning.

ACCOMMODATION

Ground Floor:

Room 1: (front) 8.50 sqm (91 sq ft)
Room 2: (rear) 6.22 sqm (67 sq ft)
Room 3: (rear) 16.14 sqm (174 sq ft)
Store: (rear) 6.33 sqm (68 sq ft)
WC: (rear) 2.23 sqm (24 sq ft)

First Floor:

Room 4: (front) 30.22 sqm (324 sq ft)
Room 5: (side) 4.30 sqm (46 sq ft)
Room 6: (side) 8.41 sqm (91 sq ft)
Store: (side) 5.20 sqm (56 sq ft)

SERVICES

Mains water, electricity and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £1,525.

The Small Business Non-Domestic Rate multiplier for the current 2024/2025 rate year is 49.9p.

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

TERMS

Available TO LET on a new lease for a term of years to be agreed at £3,000 per annum exclusive. (£250 per month)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-112.

COSTS

Each party will bear their own legal costs incurred.

VAT

No VAT is payable on the rent.

VIEWINGS

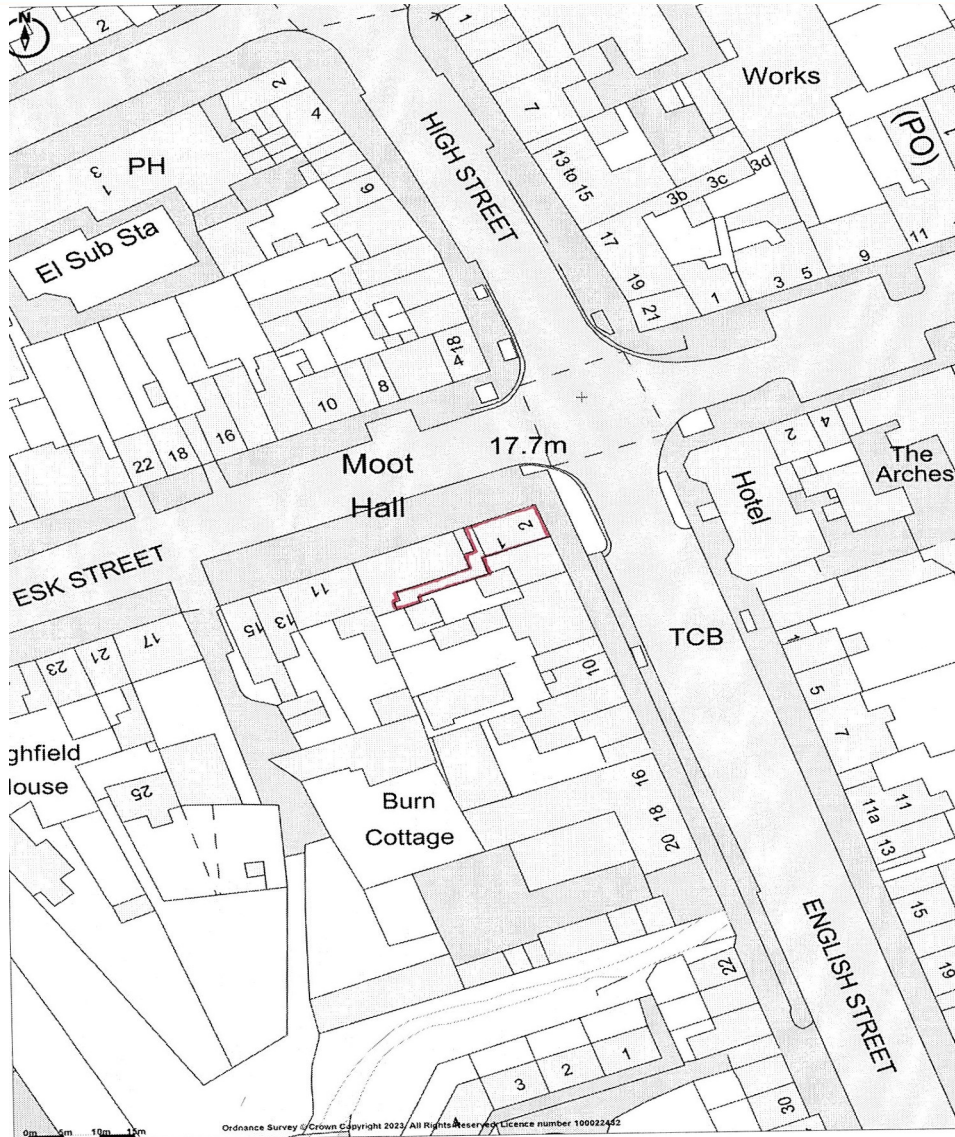
Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

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Details Prepared: October 2024



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1015. Paper Size - A4



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