

TO LET

Routledges  
EST. 1917

MORTON FRYER

SWEET TREATS  
£1.25

Routledges  
NEW LOWER PRICES!

SAVOURIES  
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SWEET TREATS  
£1.25

Routledges  
NEW LOWER PRICES!

SAVOURIES  
£1.35

MORTON FRYER

OPENING HOURS

25 STONEGARTH • MORTON • CARLISLE • CA2 6PD

CARIGIET  
COWEN

## Location

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000. The city is the principal administrative and retail centre for the area, drawing on the surrounding towns of Workington, Whitehaven and Dumfries. The city is the main retail centre for the area, the nearest competing commercial centres being Glasgow, 90 miles north; Newcastle, 60 miles east, and Preston, 90 miles south.

Located in Morton, a strong residential catchment area within the western side of Carlisle, lying just off Wigton Road (A595) linking the city with West Cumbria. The suburb is largely made up of residential properties. In addition, Newlaithes School and Richard Rose Morton Academy lie within close proximity to the property, as well as sitting within a parade next to the Co-Op, pharmacy and fish and chip shop.

The location of the subject premises is shown circled red on the plan adjacent.

## Description

The property is a well-presented, self-contained ground-floor retail unit with extensive double window display frontage to Stonegarth. Pull-in, pull-out disc car parking and a bus stop are positioned immediately outside the property.

Internally the ground floor property comprises a rectangular retail area fitted out as a sandwich shop with a counter, staff toilets, a preparation area, a staff kitchen and internal storage.



## Accommodation

25 Stonegarth provides the following useable floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor Retail Area	34.1	367
Ground Floor Staff Toilets		
Ground floor Internal Storage	37.3	401
<b>Total</b>	<b>71.4</b>	<b>769</b>

For the avoidance of doubt, the upper floor does not form part of the lease.

## Lease Terms

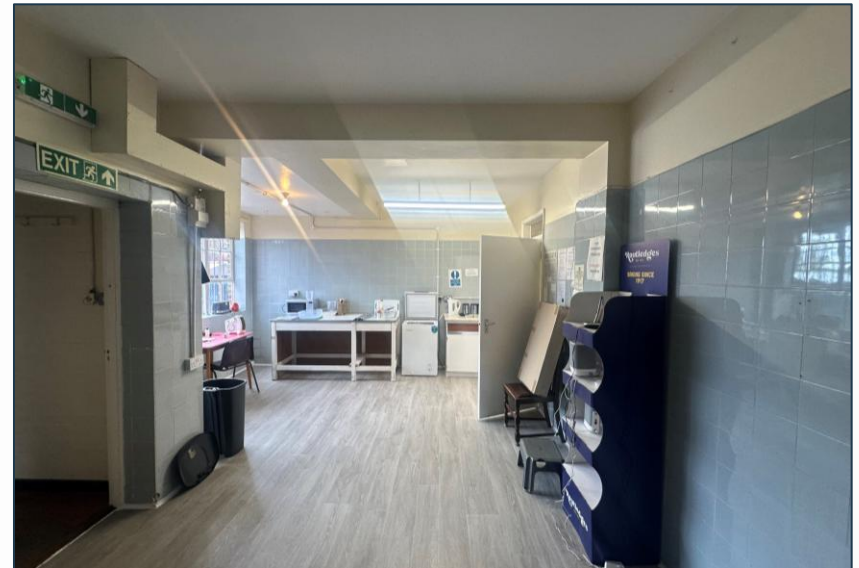
The property is available **TO LET** on a term of years to be agreed, at a rent of **£14,250 per annum**.

## Services

The property is connected to mains water, drainage, electricity and gas. Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.

## Planning

We understand the property holds planning permission under Use Class E but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.



### Business Rates

The Valuation Office Agency website describes the property as shop and premises with a 2026 List Rateable Value of £6,000.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £.

### \*\*\* 100% Business Rates Relief For Qualifying Occupiers \*\*\*

interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

### Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of E-109

### VAT

We understand VAT is not payable on the rent.

### Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required.

### Viewings

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

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