

TO LET

ALL INCLUSIVE RENT



**CARIGIET
OWEN**

- ROOM 5 • CURROCK HOUSE COMMUNITY CENTRE •
- LEDIARD AVENUE • CARLISLE • CA2 4BS

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.

***** Suitable For New Businesses Including Community Uses *****

***** Flexible Licence Terms Available *****

***** On Site Parking *****

Description

Constructed in 1842, the Currock Community Centre is a well presented and well-maintained Grade II listed building. It was one of the earliest community centres in England and the first of its kind in Carlisle when it became operational as one in October 1934.

Lease Terms

Room 5 is available TO LET on a new licence agreement for a term of 12 months
Exclusive at a rent of £3,500.p.a.

A rental deposit of £150 will be required upon exchange of contracts.
Shorter arrangements may be available, subject to availability.

Description	Area Sq M	Area Sq Ft
Room 5 First Floor 1-2 person office	6.69	72
Fitted out office, ready for occupation		

Services

We understand mains water, gas, electricity and drainage are laid on to the property. Heating is provided by way of wall mounted panel radiators served from a gas fired combi boiler system.

Planning

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

****ALL INCLUSIVE RENTALS****

INCLUSIVE OF RENT, BUILDING INSURANCE, UTILITIES

**** NO VAT IS PAYABLE ON THE ABOVE RENTAL RATES ****

****£150 KEY DEPOSIT RETURNED ON EXPIRY****

****ON-SITE PARKING****

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.

Viewings

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

Ben Blain

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