



WALTON
GOODLAND
Chartered Surveyors

T: 01228 514199
E: agency@wالتongoodland.com

TO LET

1,243 Sq. ft. / 115 Sq. m. from **£12,000 per annum**

31-33 Scotland Road Stanwix, Carlisle, CA3 9HS

Prominent roadside opportunity in popular residential area $\frac{3}{4}$ mile north of city centre

- Excellent location fronting A7.
- Good outside space at rear with potential for seating.
- Sought after residential area.
- Part of parade of shops - mixed uses.
- Busy passing traffic .
- Recently refurbished shop front.
- Would suit variety of uses (subject to planning) including cafe, bar, bistro and shop.



LOCATION

North of River Eden occupying busy neighbourhood parade with frontage to main A7 Scotland Road and surrounded by good quality residential housing.

Constant flow of passing traffic. Carlisle city centre - approx. $\frac{3}{4}$ mile. Opposite Cumbria Park Hotel, Sainsbury's Local and a mix of independent shops.

DESCRIPTION

Mid-terrace double fronted ground floor shop unit, previously a pharmacy, with stores and amenities. Excellent main road presense and with fantastic potential to utilise the 'sun-trap' outside areas at the rear.

The exterior and shop front has been refurbished. The interior requires some upgrading works which is reflective in the quoting rent.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Net Internal - 1,234 Sq. f.t. (115 Sq. m.)

Toilet - 1Wc & 1Whb

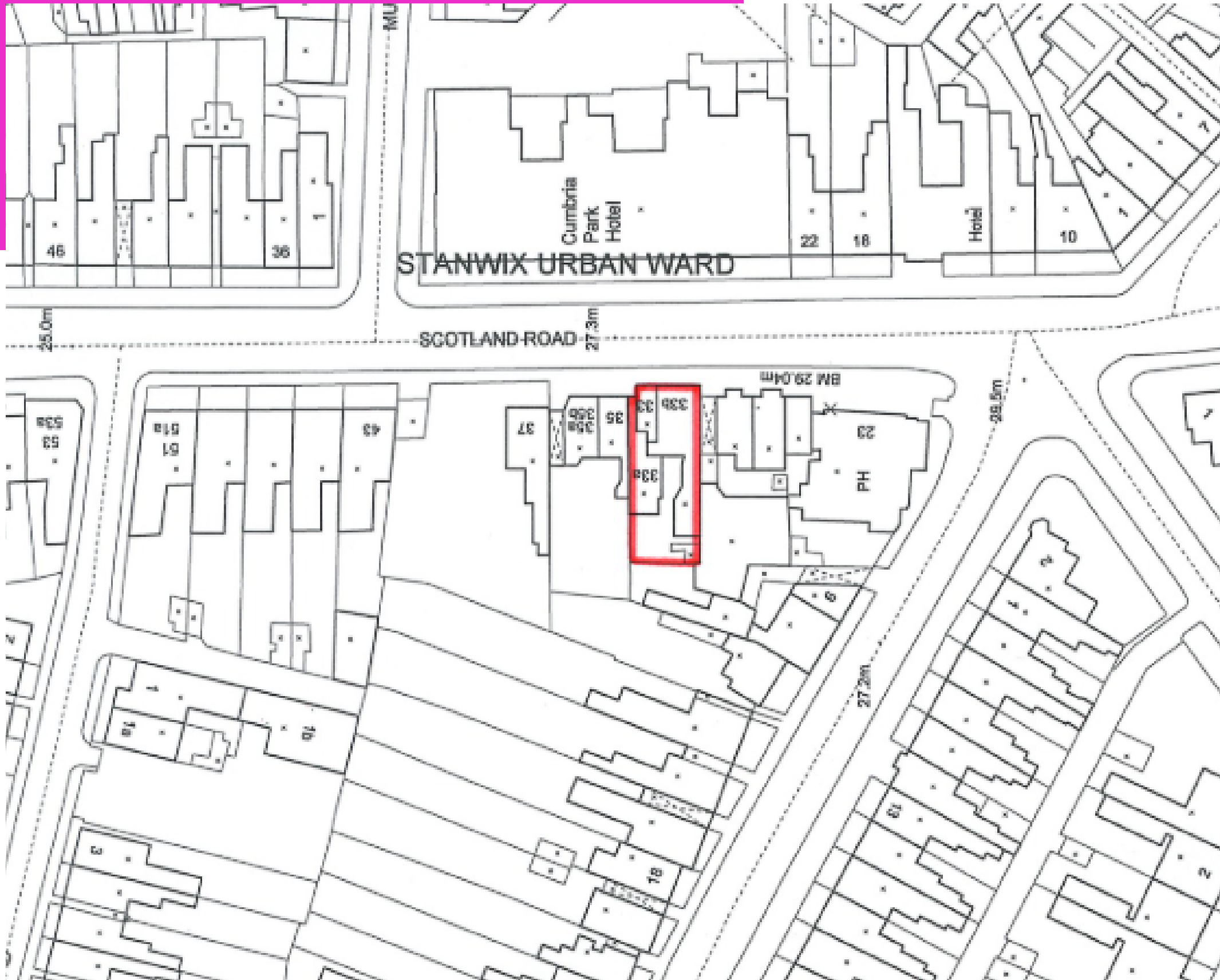
SERVICES

Mains water, drainage, and electricity are connected to the property. None of the services or associated plant has been tested.

RENT

A commencing rent of **£12,000 per annum** exclusive of business rates, VAT and all other outgoings to reflect the fit out of the property.





TENURE

A new lease on effectively full repairing and insuring terms to be agreed.



USE

Previously a pharmacy, the property would suit a variety of uses subject to any necessary consents.



EPC

An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is D-87.



BUSINESS RATES

RV - £12,000

Note - if this is your only commercial premises then no business rates will be payable, subject to status.

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.



VAT

All prices are quoted exclusive of and may be liable to Vat.



VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland.