

7334/BB

CARLISLE

UNIT 4 LINTON HOUSE
SHADDONGATE

TO LET

**** NO VAT ****

**** 100% BUSINESS RATES RELIEF****

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 80,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

Shaddongate lies off Caldewgate, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to the A595 linking Carlisle with West Cumbria.

DESCRIPTION

The property is made up of brick construction which has been rendered under a pitched slate roof. Unit 4 forms part of a parade of shops.

Internally the unit provides commercial retail accommodation arranged over ground floor, suitable for a variety of uses such as barbers, make up studio, sandwich shop, deli or offices. There are a mixture of private and open plan rooms.

ACCOMMODATION

Ground Floor 951 sq ft (88 sq m)

Pull in/ Pull out car parking is available to the front. In addition, the ability to load and unload is available to the rear.

SERVICES

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



RATEABLE VALUE

The Valuation Office Agency describes the property as Hairdressing salon and Premises with a 2023 List Rateable Value of £6,400.

***** Eligible occupiers will benefit from 100% ***
business rates relief.**

TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£9,600 per annum.**

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-74.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

We understand VAT is not payable on the rent

VIEWINGS

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

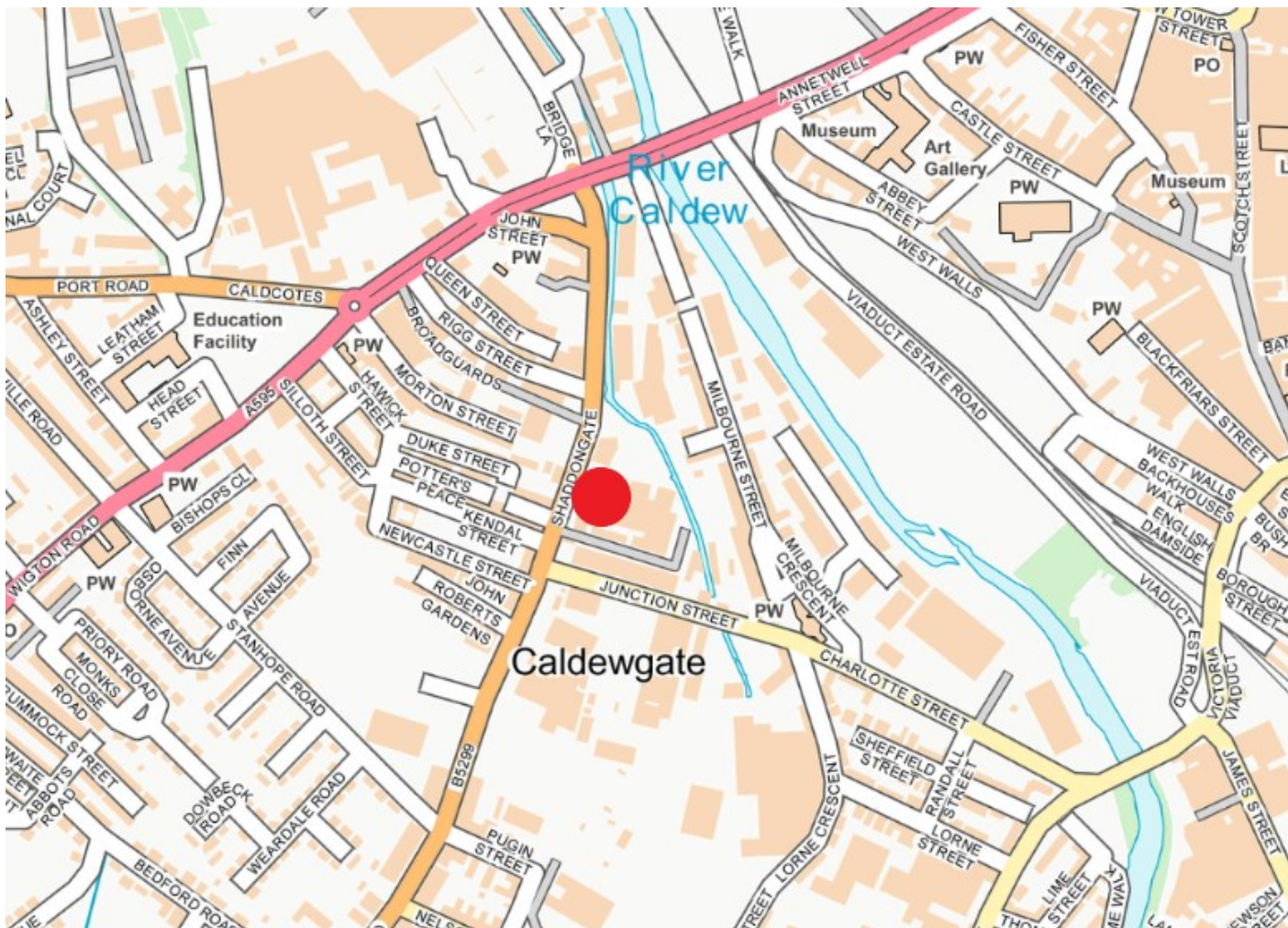
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Details Amended

August 2023

Carigiet Cowen



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