

TO LET



80 NEWTOWN ROAD • CARLISLE • CA2 7JL

**CARIGIET
OWEN**

Location

Carlisle is the chief administrative centre of Cumbria, with a resident population circa 90,000, and an immediate 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 circa 80 miles south. Carlisle also draws on the town of Dumfries and the Scottish Borders for regular visitors.

The property is located on the intersection of Bellgarth Road and Newtown Road. Newtown Road is located in a residential part of Carlisle, with close occupiers being SPAR, Funeral directors and many independent businesses, as well as amenities including The Cumberland Infirmary.

Description

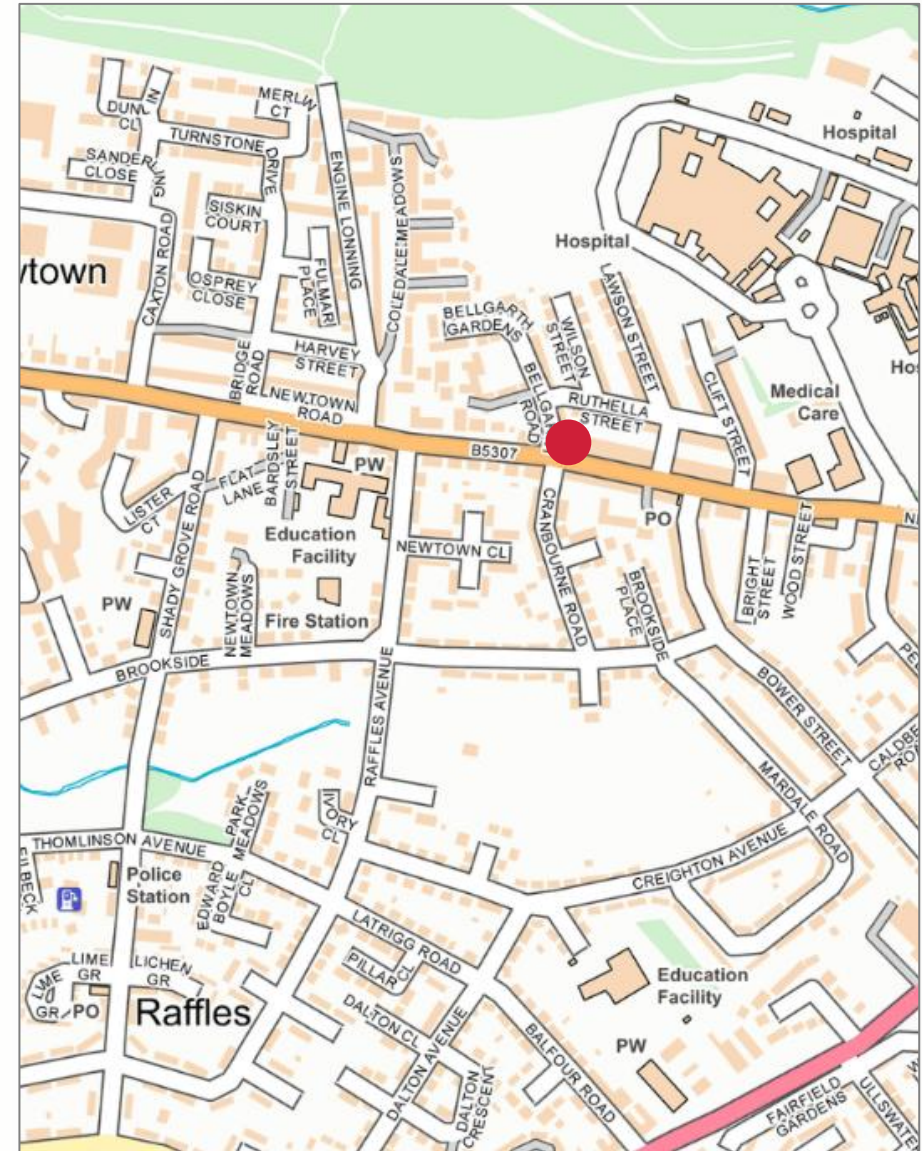
The available property is the ground floor of a two-storey building of traditional brick construction which sits under a pitched slate roof.

The ground floor unit was previously used as a bakery and provides a display area with a fitted counter, rear kitchen area, preparation area and WC.

There is a contained yard area to the rear with gate access to Bellgarth Road.

The unit is ready for immediate occupation for a similar use or alternative commercial uses subject to planning.

The upper floor one-bedroom flat is not included, and this is let out separately.



Accommodation

80 Newtown Road provides the following internal floor area:

Description	Area Sq M	Area Sq Ft
Sales Area	23.81	256
Rear Kitchen	6.97	75
Rear Room	15.64	168
WC		
Total	46.42	499

Externally the building has a contained yard to the rear.

Lease Terms

The property is available **TO LET** for a term of years to be agreed at a rent of **£11,475 per annum exclusive**.

Services

The property is connected to mains water, drainage, electricity and gas.

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 £4,850.

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

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

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 EPC showing an Energy Performance Asset Rating of C-71.

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 as part of the transaction.

Viewings

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

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