

TO LET



**CARIGIET  
COWEN**

264-266 LONDON ROAD • CARLISLE • CA1 2QS

## 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.

264-266 London Road benefits from a highly visible roadside location on London Road (A6), one of the busiest arterial routes into Carlisle and the main route from junction 42 of the M6 motorway. The London Road Retail Park lies approximately 500 metres away, and the Durranhill Industrial Estate lies 400 metres away. Other nearby operators include the recently opened Greggs on Eastern Way, Aldi, and KFC.

## Description

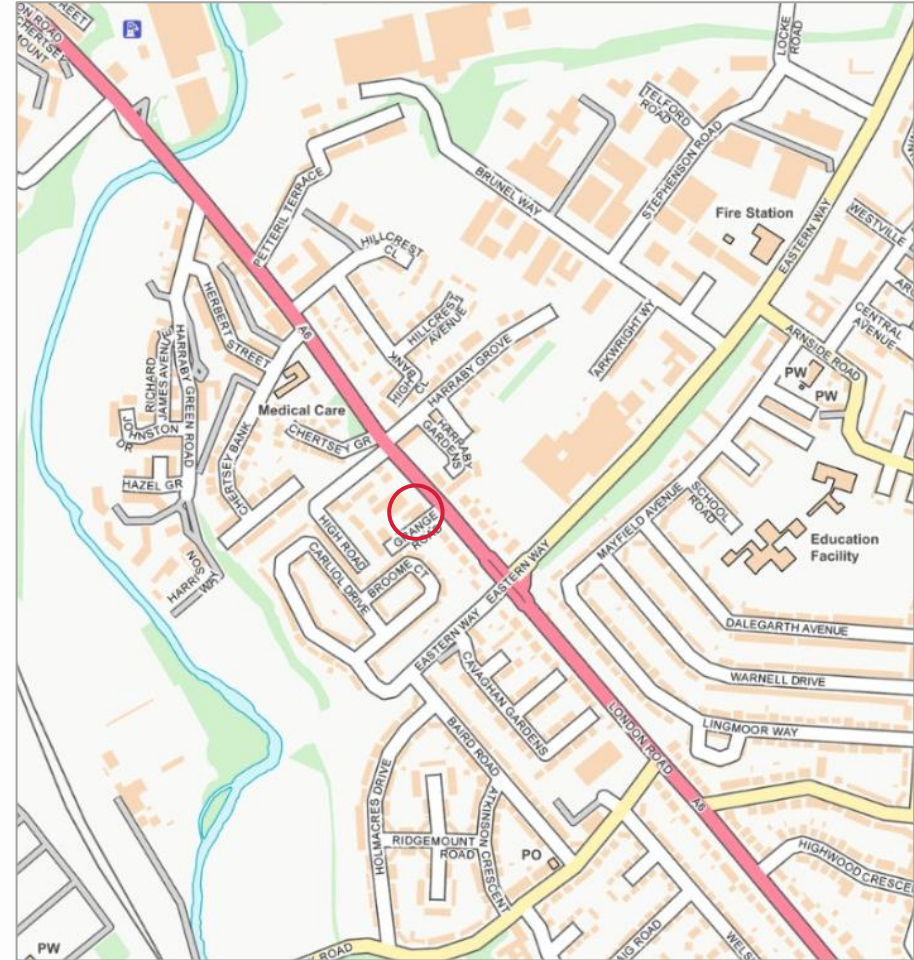
A ground floor self contained, double fronted restaurant premises positioned in a prominent roadside position on London Road in Carlisle, with large tarmac surfaced car park area to the rear for 10 vehicles.

The building is laid out to provide two restaurant areas, bar areas, commercial kitchen, separate male and female WCs and rear storage areas.

Internally, the accommodation has recently undergone a comprehensive refurbishment and lends itself towards continued use as a restaurant. Alternative uses would be considered.

## Lease Terms

The ground floor of the property is available TO LET for a term of years to be agreed at a rent of **£18,000 per annum exclusive**. A minimum deposit of 6 months' rent is required to be held upon completion.



**Accommodation**

264-266 London Road provides the following useable areas:

| Description         | Area Sq M | Area Sq Ft |
|---------------------|-----------|------------|
| <b>Ground Floor</b> |           |            |
| Entrance Porch      | 7.49      | 81         |
| Restaurant          | 167.79    | 1,806      |
| Kitchen             | 33.63     | 362        |
| Stores              | 16.54     | 178        |





**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 Restaurant and premises with a 2026 List Rateable Value of £21,250. The Small Business Non-Domestic multiplier for the 2026/2027 rate year is 38.2p in the £.

**Energy Performance Certificate**

The property benefits from an EPC showing an Energy Rating of D-88.

**VAT**

We understand VAT is payable on the rent.

**Costs**

Both parties will bear their own legal and professional costs involved in the transaction. A rental deposit equivalent to 6 months' rent will be required as part of any new letting.

**Viewings**

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

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