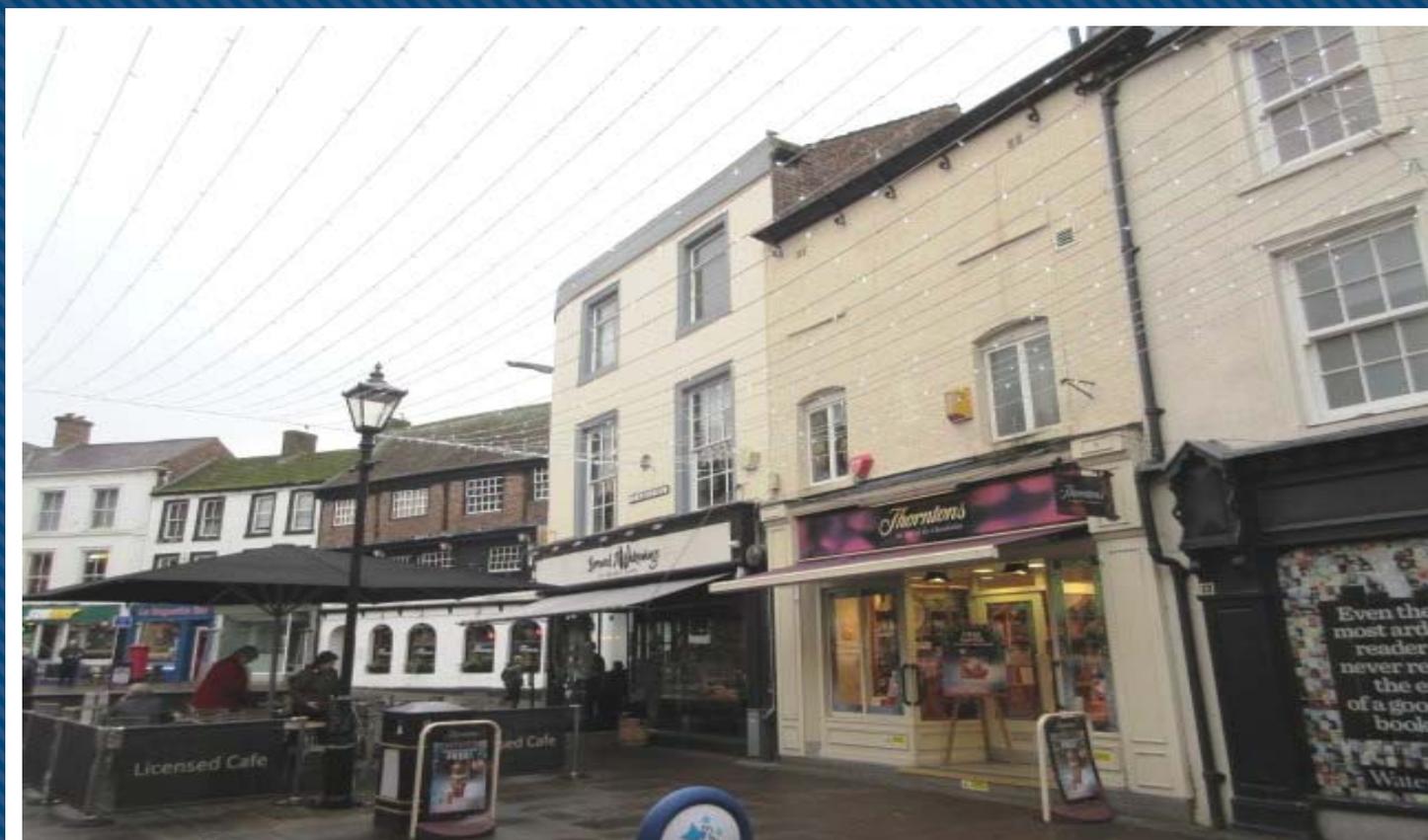


PRIME SHOP TO LET



16 ST ALBANS ROW, CARLISLE, CA3 8JF

LOCATION

Carlisle is the principle administrative centre for Cumbria, with a resident population of approximately 75,000 but drawing on a much wider catchment in excess of 150,000. The nearest competing commercial centres are Glasgow 80 miles north; Newcastle 60 miles east; and Preston approximately 80 miles south.

SITUATION

The property occupies an extremely central trading location next to the Old Town Hall building in the centre of the city, primely nestled between English Street and Scotch Street. The Lanes Shopping Centre is also positioned close by and nearby operators include; Primark, Topshop, The Entertainer, Costa and Waterstones.

DESCRIPTION

An attractive Grade II Listed building providing a rectangular shaped ground floor sales area with first floor storage and staff ancillary areas. The unit benefits from an attractive fascia frontage and double display window.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Net GF Sales	525 sq.ft	48.77 sq.m
FF Storage/Staff	476 sq.ft	44.22 sq.m

LEASE

The shop is available on a new full repairing and insuring lease for a term of years to be agreed, from March 2020.

RENTAL

We are seeking offers in the region of **£19,750 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£19,250
Rates Payable	£ 9,702 (approx.)

Interested parties are recommended to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (99). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Brackenridge Hanson Tate

Att: Robin Hanson
Tel: 0113 244 9020
Email: robin@bht.uk.com

Carigiet Cowen

Att: Ben Blain
Tel: 01228635002
Email: bblain@carigietcowen.co.uk

Subject to Contract
December 2019

Tel: 0113 244 9020 / www.bht.uk.com

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.