

5699/RP

CARLISLE

UNIT 5
CANAL COURT BUSINESS CENTRE
INFIRMARY STREET, CA2 7AN

TO LET

2,245 sq ft (208.65 sq m)

Ground Floor Retail

LOCATION

The subject property is located to the west of Carlisle city centre on Infirmary Street, close to the Cumberland Infirmary itself.

The property forms part of Canal Court Business Centre existing occupiers include Taylor M E Ltd, El Salon and Munchkins Day Nursery.

For identification purposes only the property is shown circled red on the attached plan overleaf.

DESCRIPTION

Self-contained, ground floor commercial space with frontage to Infirmary Street. The property would be a suitable for a variety of uses including retail. The property provides open plan accommodation over two levels with potential to incorporate a sales or display area to the front with extensive ancillary retail/office/storage/work space to the rear.

ACCOMMODATION

Useable Floor Area **2,245 sq ft (208.65 sq m)**

SERVICES

Mains electricity, water and drainage are connected to the property. Heating is provided by way of wall mounted electric heaters.



TERMS

Available to let on a new internal repairing and insuring lease for a term of years to be agreed at a rent of **£15,000 per annum** exclusive.

Additional first floor space is currently available immediately above unit 5.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Offices and Premises with a 2017 list rateable value of £6,700. The 2017/18 small business rate multiplier of 46.6p applies.

Qualifying businesses may be eligible for 100% Business Rates Relief and should contact Carlisle City Council on 01228 817000

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available upon request.

COSTS

Each party will bear their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which will be charged in addition where applicable.

VIEWINGS

Strictly by appointment with the sole agents Carigiet Cowen:-

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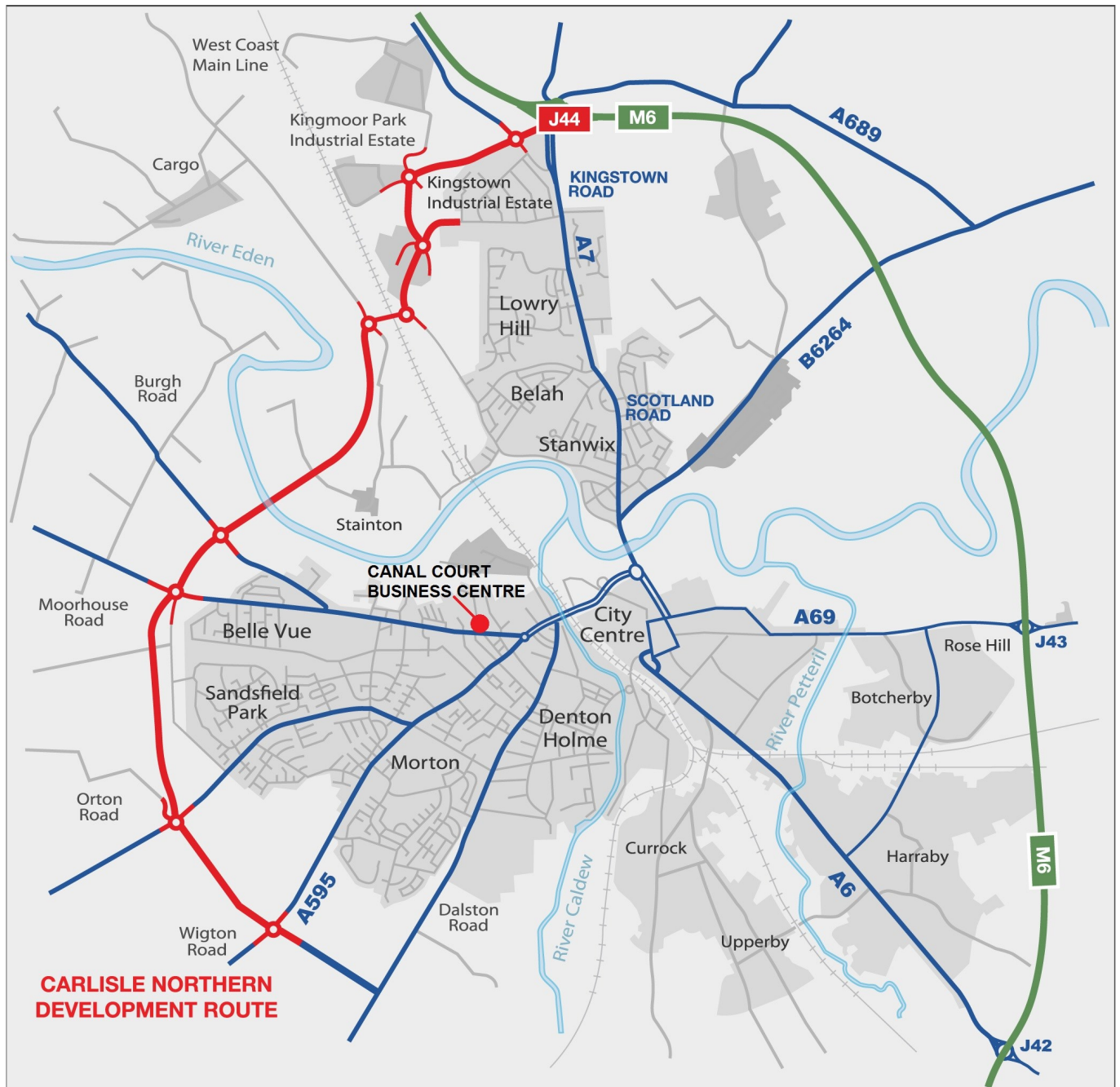
Details prepared
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