

Hyde Harrington

CITY CENTRE RETAIL PREMISES TO LET

6-8 Bank Street, Carlisle



Excellent trading location just off the prime pedestrianised retail area.

Accommodation on ground floor and basement.

Character building with good sales display window.

Sales area 50.44 m² (543 ft²).

To let on a new lease.

Rent £25,000 per annum

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PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION
BUILDING SURVEYS AND DEFECT ANALYSIS · DILAPIDATIONS · PARTY WALL MATTERS
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEWS · LEASE RENEWALS

6-8 Bank Street, Carlisle, CA3 8EU

Description

The property comprises ground floor retail space with ancillary accommodation together with basement storage.

An entrance to the side of the shop provides access to the upper floors within the building which are to be separately let.

The building is of great character with dressed sandstone front elevation incorporating ornate features.

The retail space is accessed from a central front door with side display windows.

Location

The building is within a very busy retail location just off English Street where Marks & Spencer is situated. Bank Street has very restricted vehicular access and is largely pedestrianised.

Other nearby occupiers are HSBC and Barclays Banks, Watt's Coffee Shop, Celebrations card shop and cafe and Building Societies.

Accommodation

Ground floor

Internal width	4.12m	
Shop depth	11.52m	
Sales area	50.44 m ²	(543 ft ²)
Manager's office	3.73 m ²	(46 ft ²)
Fitting room	4.71 m ²	(51 ft ²)
Staff room		
WC		
Sales area in terms of Zone A		426.75 ft ²

Basement

Storage	56.4 m ²	(607 ft ²)
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Business Rates

The Rateable value in the 2017 Valuation List is £24,750.

Services

Mains water, drainage and electricity are laid on to the property. There is air conditioning to the sales area.

Terms

The property is available to let on a new lease for a term of years to be agreed. The tenant will be responsible for internal repairs and reimbursement of a proportion of the insurance premium on the building based on floor area.

EPC

Energy Performance Asset Rating - F.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600
Particulars updated February 2016 10980

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.