



WALTON
GOODLAND
Chartered Surveyors

T: 01228 514199
E: agency@waltongoodland.com

TO LET

1290 Sq. Ft. (120 Sq. m.) / **£12,995 per annum**

5 Central Avenue, Carlisle, Cumbria, CA1 3QB

Ground floor retail unit forming part of a popular local shopping parade.

- Double glass frontage
- Rear area stores
- Located within an area of strong residential catchment
- On-street parking nearby
- Other occupiers of the area include Coral, The Co-op and various local businesses



LOCATION

The property is situated on Central Avenue, an established neighbourhood retail location to the south of Carlisle city centre. The area benefits from strong local footfall and serves a well-populated residential catchment.

Central Avenue provides convenient access to Carlisle city centre, with good public transport links and on-street parking available nearby.

DESCRIPTION

5 Central Avenue comprises a ground floor retail unit forming part of a popular local shopping parade. The premises offers an open-plan sales area to the front, with ancillary storage and staff facilities to the rear. The unit benefits from a prominent glazed frontage, providing excellent visibility and natural light.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Retail Area - 865 Sq. Ft. (80 Sq. m.)

Store 1 - 220 Sq. Ft. (20 Sq. m.)

Store 2 - 150 Sq. Ft. (14 Sq. m.)

Staff Room/ Changing Room - 55 Sq. Ft. (5 Sq. m.)

Toilets - 2 WC and 2 WHB

SERVICES

Mains water, drainage, and electricity are connected to the property. None of the services or associated plant has been tested.





RENT

£12,995 per annum

All figures are exclusive of business rates, VAT and all other outgoings.



TENURE

A new lease on internal repairing and insuring terms, including shop front, roller shutter, doors and windows for a term of years to be agreed.



EPC

The property is rated D81.



BUSINESS RATES

Shop and Premises: £11,000

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.



VAT

The property is not liable to VAT.



VIEWINGS & CONTACT

All enquiries to Walton Goodland