

RETAIL/LEISURE UNIT TO LET AS A WHOLE OR IN PARTS

30/34 Botchergate, Carlisle



Substantial two storey retail premises.

Suitable for leisure use (subject to necessary consents).

Consideration may be given to a potential sub division of the property.

Rent on application

Atlantic House, Parkhouse, Carlisle, CA3 0LJ · Telephone: 01228 595600 · Fax: 01228 595525
Email: carlisle@hydeharrington.co.uk · Website: www.hydeharrington.co.uk

BUILDING DESIGN · SURVEYS · DILAPIDATIONS · PARTY WALL MATTERS · CONTRACT ADMINISTRATION
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEW · LEASE RENEWALS

30-34 Botchergate, Carlisle, Cumbria, CA1 1QS

Description

The property comprises a substantial mid terrace building with ground floor sales and ancillary accommodation on the upper floor.

The property has the benefit of rear servicing and is capable of sub-division.

Viewing

By arrangement through joint agents Hyde Harrington. Tel: 01228 595600 and Carigiet Cowen.

Particulars updated update April 2011 10605

Location

The building is located on Botchergate in the centre of the main leisure and pub circuit and close to the city centre and railway station.

Accommodation

Internal width	14.63 m (48 ft)
widening to	23.77 m (77.10 ft)
Sales depth	44.02 m (145 ft)

Ground floor

Sales area	680.3 sq m (7,320 sq ft)
Ancillary	171.1 sq m (1,842 sq ft)

First floor

Ancillary	197.5 sq m (1,543 sq ft)
Total	1,048.92 sq m (10,705 sq ft)

Terms

The property is available to let on a new lease, terms to be agreed.

Business Rates

The Rateable Value in the 2010 Valuation List is £45,000. Rates payable for 2011/12 based on 43.3p in the £ will be £19,485.

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.