

# TO LET Retail Premises

117A Denton Street  
Carlisle  
CA2 5EN

Edwin  
Thompson



- Self-Contained Ground Floor Corner Position Retail Premises
- Net Internal Area – approximately 151.86 sq m (1,635 sq ft)
- Available via a new Full Repairing & Insuring Lease

Rental – £14,000 per annum exclusive

Ref – W1078

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## LOCATION

The property is located centrally within Denton Holme, an inner city district in Carlisle and is situated to the immediate south west of the city centre. Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Virgin Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road.

The City of Carlisle has a residential population of 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000.

Denton Street runs in a northerly direction before crossing the train line where it merges with Victoria Viaduct. At English Street in the city centre it then joins with either the A6 London Road which runs out of the city to the south east and connects with Junction 42 of the M6, the A7 which loops back out of the city in a westerly direction or the A69 which travels east and links with Junction 43 of the M6.

## DESCRIPTION

The property provides a self-contained ground floor retail unit forming part of a larger three storey mixed use building. The premises are of brick and sandstone construction underneath a pitched slate roof with a part flat felt roof to the rear and incorporate timber framed single glazed return shop frontage with security grills in part, a single pedestrian access door with a manual roller shutter door and a timber delivery door on the Nelson Street elevation.

The unit is accessed via a single pedestrian door and internally comprises an open plan shop, former bakery, internal lobby, rear office, WC, kitchenette, storeroom, server room and stockroom.

The open plan shop area comprises vinyl tiled flooring, plaster painted walls, suspended ceiling with strip fluorescent lighting and leads to the former bakery area to the rear.

Externally, a rear passageway provides access to a rear fire exit.

## ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor	151.86 sq m	(1,635 sq ft)
Total Net Internal Area	151.86 sq m	(1,635 sq ft)



## LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £14,000 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

## RATEABLE VALUE

The VOA website states that the 117A Denton Street has a Rateable Value of £18,250 and is described as a shop & premises.

Prospective tenants should check the exact rates payable directly via Cumberland Council.

## LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

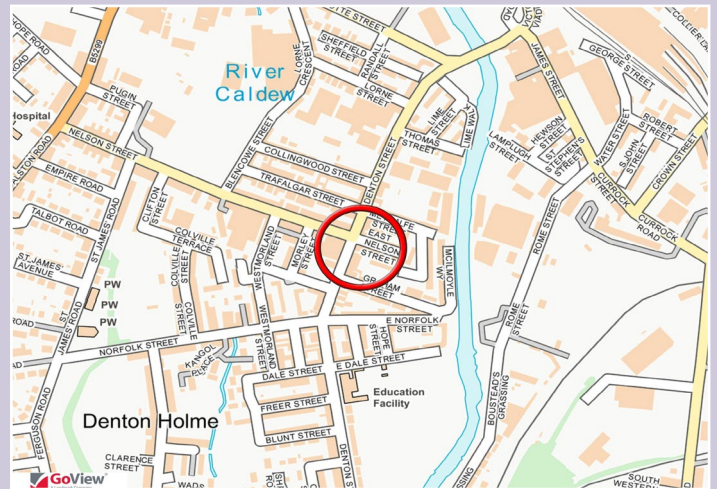
## VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

Tel: 015394 48811

www.edwin-thompson.co.uk



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