



City Centre Retail Premises To Let 12 Dixon Street, Carlisle, Cumbria, CA3 8XA

- Formerly a popular hair salon within Carlisle City Centre
 - Superb exposure onto Castle Way
- Available via assignment of an existing lease. Landlord open to a longer term subject to negotiations.
 - Rent - £10,280 per annum

LOCATION

The subject property is located on Dixon Street within Carlisle City Centre. 12 Dixon Street has excellent exposure onto Castle Way, one of the busiest through roads into the heart of the city.

There are a mixture of uses in the property's immediate surroundings, ranging from commercial uses such as Adeline's Tea Room, Foxy Loves Furniture, Yappy Ever After Dog Grooming and the Old Fire Station, as well as residential dwellings.

Still in close proximity to the subject property is one of the city's most prominent office buildings, the Civic Centre which is 0.1 miles east along the adjoining Corporation Road. Going across Castle Way is Carlisle Castle, one of the city's primary visitor destinations. The Lanes Shopping Centre is approximately 300 metres to the southeast of the premises with Carlisle Market to the immediate south.

There is immediate disc zone parking directly outside of the premises, with further parking available along Corporation Road on Peter Street Car Park.

The attached plan shows the location of the premises in red (for identification purposes only).

DESCRIPTION

The property fronts onto Castle Way which offers excellent advertisement for tenants occupying 12 Dixon Street. Most recently occupied by a popular hair salon and prior to that a prominent local carpeting business, both tenants have benefited from the properties great exposure and moved onto larger premises.

The ground floor property offers an open plan shop area upon entrance, with a store/office and adjoining kitchen to the west wing, and a WC to the rear of the property.

Internally the property benefits from vinyl flooring throughout, with plastered and painted walls, LED lighting and electric ceiling heaters. In addition to the front shop entrance there is an additional entrance to the western elevation of the property.

SERVICES

It is understood that the property has mains supplies of electricity and water and is connected to the mains drainage and sewerage systems. The gas supply is currently capped off.

ACCOMMODATION

It is understood that the premise provides the following approximate net internal measurements:

NIA 75.18 sq m (813 sq ft)

LEASE TERMS

The premises is available via assignment an existing lease for £10,280 per annum. The current lease expires in July 2025, however the landlord is be open to a longer term subject to negotiations.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA Website states the following Rateable Value:

12 Dixon Street £7,100

The occupier may benefit from small business rate relief and may qualify from paying business rates, making occupancy costs even lower.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817200

ENERGY PERFORMANCE CERTIFICATE

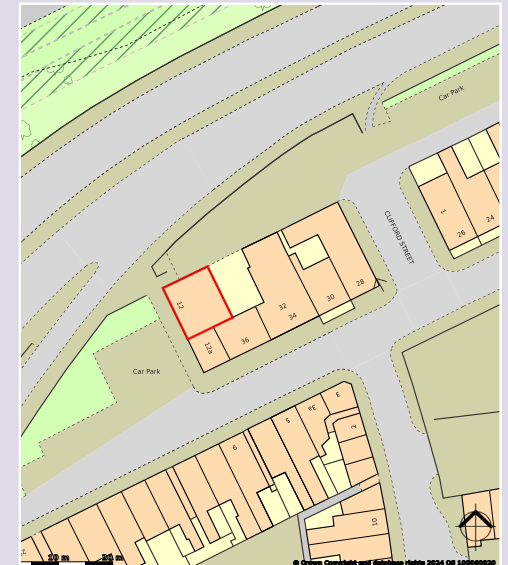
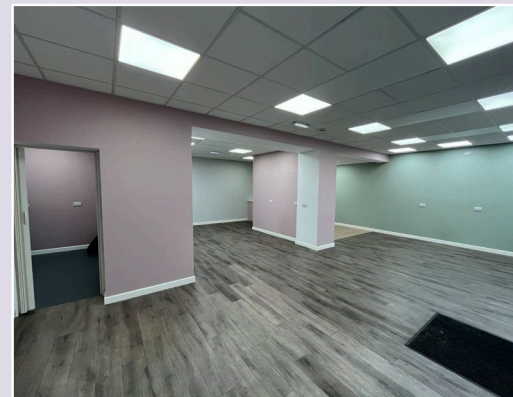
A copy of the EPC for the property is available upon request.

VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385
www.edwin-thompson.co.uk



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