



Edwin
Thompson



TO LET City Centre Retail Premises 3 Kinmont Arcade, Treasury Court, Carlisle, Cumbria CA3 8RF

- Well located retail unit within Carlisle City Centre
 - Net Internal Area approximately 328 sq ft
- Property was most recently used as a Tattoo Studio
 - To Let - £8,000 per annum exclusive

LOCATION

The property is situated in the heart of Carlisle city centre and within walking distance to the mainline train station. 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. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

The subject property is situated within Kinmont Arcade, a popular retail destination within Carlisle City Centre. There are a number of small independent retailers in the vicinity including The Arches Coffee House, The Yoga Studio and Namh Moon, as well as nearby national retailers such as McDonalds, Sports Direct and Waterstones.

DESCRIPTION

The property provides a ground floor lock up retail unit and was previously home to a popular tattoo studio. It has extensive glazed display windows to Kinmont Arcade which receives good footfall as a throughfare between Fisher Street and Scotch Street.

Internally, the property provides an open plan floorspace with a small kitchenette and WC to the rear. The property has painted brick walls, carpeted flooring and LED lighting throughout. The property is suitable for a variety of commercial uses, subject to the prospective tenant obtaining the relevant consents.

ACCOMMODATION

It is understood that the premises provide the following approximate Net Internal Floor Area as follows:

Ground Floor	40.5 sq m	(436 sq ft)
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SERVICES

The unit is connected to mains electricity and water.

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £8,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website states that the 3 Kinmont Arcade has a Rateable Value of £9,000 and is described as shop & premises.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Carlisle City Council, telephone number 01228 817234.

EPC

The premises have an Energy Efficiency Rating of B41. A copy of the certificate is available to download from the Edwin Thompson website or upon application.

LEGAL COSTS

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

VIEWING

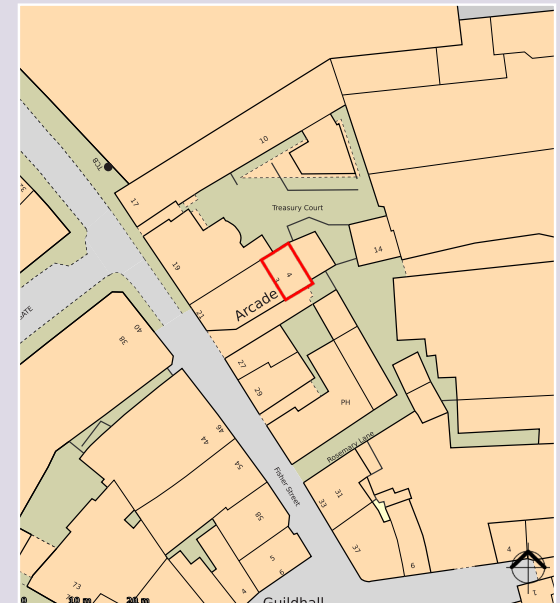
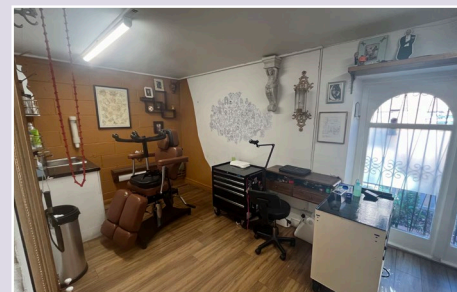
The property is available to view by prior appointment with Edwin Thompson LLP Contact:

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

Erika Norman – e.norman@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



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