

Edwin
Thompson



TO LET

1 Rickergate, Carlisle, CA3 8XP

- Established restaurant pitch within Carlisle City Centre
 - Ground floor flat & first floor flat included
- Fully fitted out restaurant and commercial kitchen
 - Ready for immediate occupation
 - Rent - £30,000 per annum

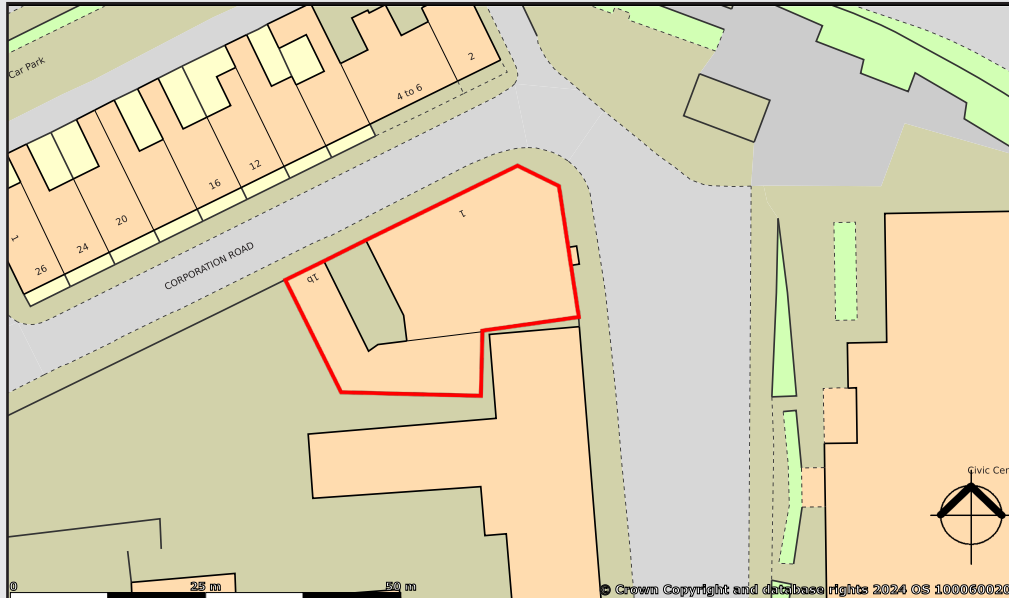
LOCATION

The subject property is located on Rickergate within Carlisle City Centre, which has excellent exposure onto Hardwicke Circus in the heart of the city.

1 Rickergate sits opposite one of the city's most prominent office buildings, the Civic Centre. Going across Castle Way is Bitts Park and Carlisle Castle, some of the city's primary visitor destinations. The Lanes Shopping Centre is approximately 0.1 miles to the south of the premises with Carlisle Market 0.2 miles southwest. The property is therefore well situated in relation to the major retail, leisure and office pitches within the city.

There is immediate disc zone parking directly outside of the premises, with further parking available on the Civic Centre car park and Peter Street Car Park.

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



DESCRIPTION

The property has a vaguely neo-Georgian style, with tall chimneys and a hipped roof. Formerly a public house which closed in 2003, the property was converted into an Italian Restaurant called Adriano's shortly after. The restaurant was in operation for nearly two decades and as a result is an established restaurant pitch within the city.

The premises comprises of a restaurant to the ground floor, in addition to a ground floor flat and first floor flat. The restaurant has a main dining area, two overflow dining areas, a kitchen, male & female WC's, an office, store and basement, and measures to 4,612 sq ft. The restaurant is fully fitted out, with dining fixtures and fittings, as well as a full commercial kitchen including a commercial fridge. A contents schedule can be provided to interested parties upon request.

The ground floor flat has two bedrooms with a living/kitchen area and W/C and measures to 464 sq ft in total. The first floor flat has three bedrooms with a living room, kitchen, WC and separate shower room, and measures to 1,324 sq ft. Both of the flats can be accessed independently from the restaurant.

There is also a yard and an outbuilding to the rear of the property which measures to 656 sq ft.

SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

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

Ground Floor Restaurant	428.47 sq m	(4,612 sq ft)
Ground Floor Flat	43.11 sq m	(464 sq ft)
First Floor Flat	123.00 sq m	(1,324 sq ft)
Outbuilding	60.94 sq m	(656 sq ft)

LEASE TERMS

The premises is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £30,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £32,250. Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817200

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of B41 and a copy of the Energy Performance Certificate is available upon request.

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 the Carlisle office of Edwin Thompson LLP. Contact:

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

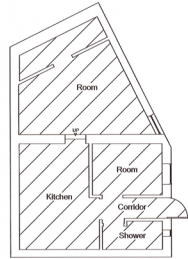
Erika Norman – e.norman@edwin-thompson.co.uk

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



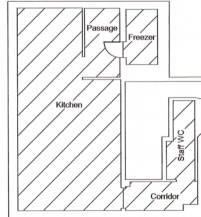
DO NOT SCALE. CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS

----- AREA 3 GROUND FLOOR FLAT



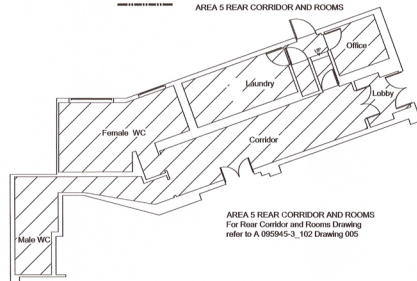
AREA 3
For Ground Floor Flat Drawing refer to A095945-3_102 Drawing 003

----- AREA 4 KITCHEN



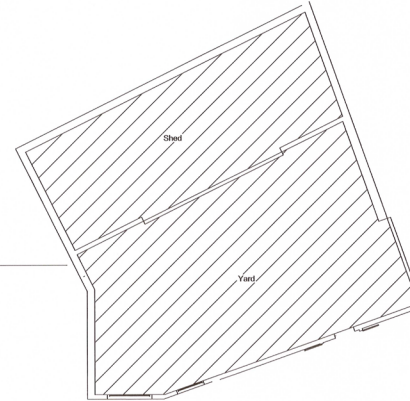
AREA 4 KITCHEN
For Kitchen Drawing please refer to A095945-3_102 Drawing 004.
Kitchen layout and contents to be designed by Baxter Food Machinery

----- AREA 5 REAR CORRIDOR AND ROOMS



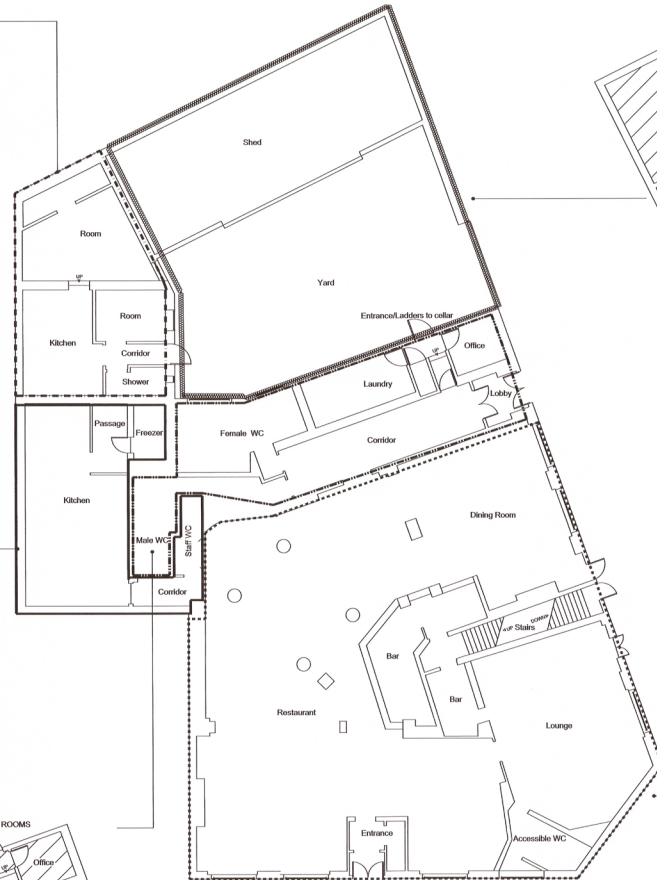
AREA 5 REAR CORRIDOR AND ROOMS
For Rear Corridor and Rooms Drawing refer to A095945-3_102 Drawing 006

----- AREA 1 REAR YARD AND CELLARS



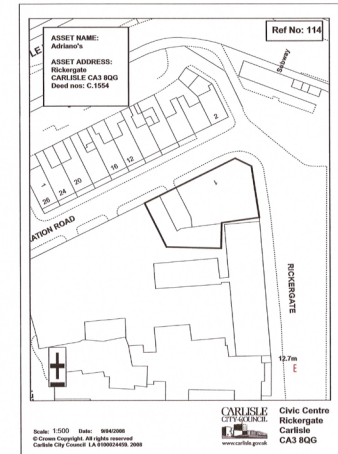
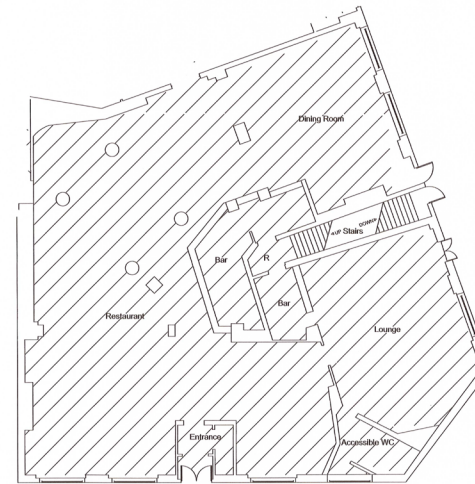
AREA 1 REAR YARD AND CELLARS
For Rear Yard Refer to A095945-3_102 Drawing 001B

----- AREA 2 MAIN RESTAURANT



PLAN AS EXISTING 1:100

AREA 2 MAIN RESTAURANT
For Main Restaurant Drawing refer to A095945-3_102 Drawing 002.
Bar layout and installation to be undertaken by CMJ The Complete FR Out Company



Location Plan Scale:NTS

REV	DESCRIPTION	BY	CHK	APP	DATE

Site Address:
Adriano's Restaurant
1 Ricker Gate
Carlisle
CA3 8QG

National Grid Reference:

Area Of Site:
HECTARES:
ACRES:

Carlisle City Council
Civic Centre
Ricker Gate
CA3 8QG

LAKELAND BUSINESS PARK
LAKELAND ROAD
CROOKERBOTH
CA13 0QT

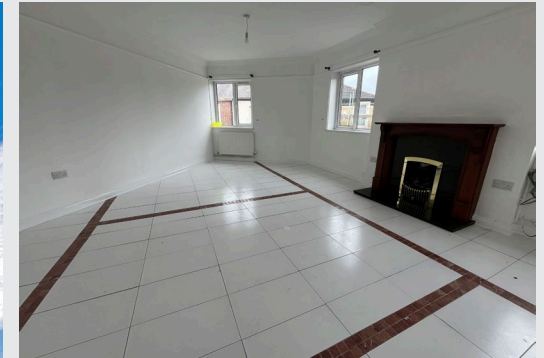
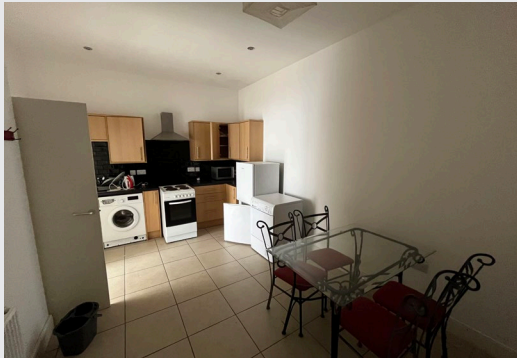
TEL: +44 (0)1900 898 600
FAX: +44 (0)1900 826 324
e-mail: cmbs@a1wyg.com



Project:
Flood Reinstatement
Adriano's Restaurant

Drawing Title:
Adriano's Restaurant General Arrangement Plan
As Existing

Scale @	Drawn	Date	Checked	Date	Approved	Date
1:100	AT	20/06/16				
Project No.	Office Type	Drawing No.	Revision			
A095945-3	22	BS	001	A		



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Regulated by RICS



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