



Ground Floor Retail Premises

Suitable for a Variety of Uses

EPC Rating: 'C'

Historic Quarter of Carlisle City Centre

Excellent Quality Space

50sq Metres



34 Castle Street
Carlisle, CA3 8TP

Monthly Rental Of
£800

A City Centre retail premises in the heart of the Historic Quarter of the City Centre close to the Cathedral, Tullie House Museum, Carlisle Castle and the main shopping area. Street parking scheme and other car parks close by. The property is tastefully done out and ready to trade almost straightaway depending on useage. Currently a cosmetic aesthetics business and previously a hairdressers, the property would be suitable for a variety uses subject to the relevant consents. A1 planning consent in place. Overall floor area in excess of 50 square metres with mains water, drainage and electricity.

Main Room

Glass frontage and entrance from Castle Street. Wood effect tiled floor, suspended ceiling with spotlights.

Back Room

Useful space for store, office or second fee earning space such as a treatment room.

Toilet

Tiled floor. WC and wash basin.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy Performance Certificate

Non-Domestic Building



2 Castle Court
Castle Street
CARLISLE
CA3 8TP

Certificate Reference Number:
0690-0438-0350-3792-4092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **58**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	51
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

53 If typical of the existing stock