

TO LET

Retail Premises

NIA: 203.38 SQM (2,189 SQFT)

Prominent Glazed Frontage

Situated In The Heart Of Carlisle
Town Centre

Benefits From High Levels Of
Passing Footfall

Suitable For A Variety Of Uses
(Subject To Planning)

Rent: OIEO: £16,000 p.a.



[CLICK HERE FOR LOCATION!](#)



Boundary lines are for
indicative purposes only

16 HIGH STREET, CARLUKE, ML8 4AJ

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 073132

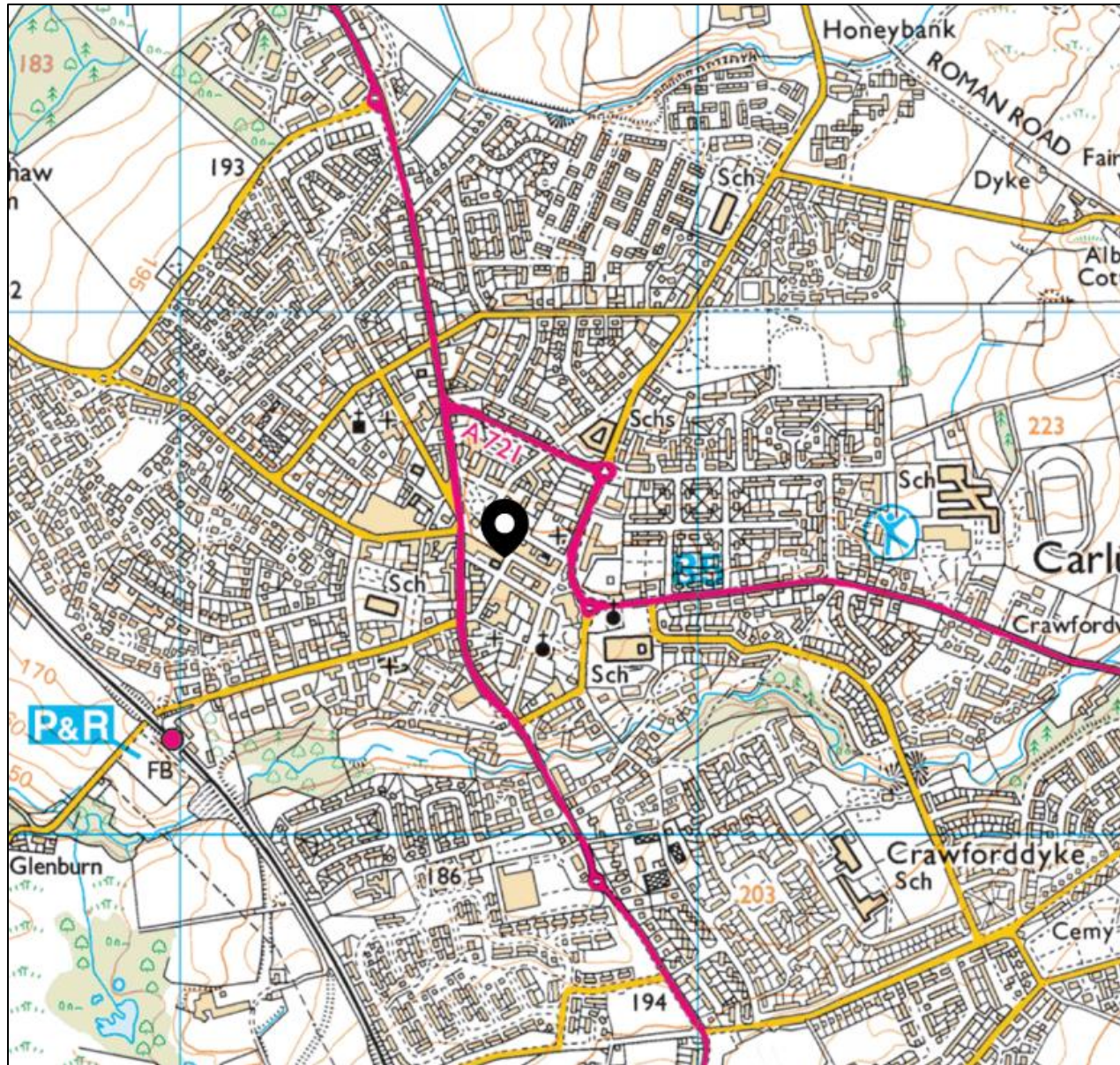


Whyte
&Barrie



Location

16 HIGH STREET, CARLUKE, ML8 4AJ



The subjects are located in Carlisle, a town which forms part of South Lanarkshire council district, approximately 23 miles southeast of Glasgow. Carlisle has a population of around 13,000 people.

Carlisle benefits from strong transport links with the M74 located nearby, providing direct access to both Glasgow and the north of England. Carlisle Railway Station is situated approximately 0.7 miles from the subjects, supplying frequent services to both Glasgow Central and Edinburgh Waverly.

More specifically, the subjects occupy a prominent position on High Street, which acts as Carlisle's main retailing thoroughfare. The surrounding area benefits from a blend of local and national retail occupiers, as well as residential dwellings. Nearby occupiers include Subway, Tesco and The Sahara Indian Takeaway.

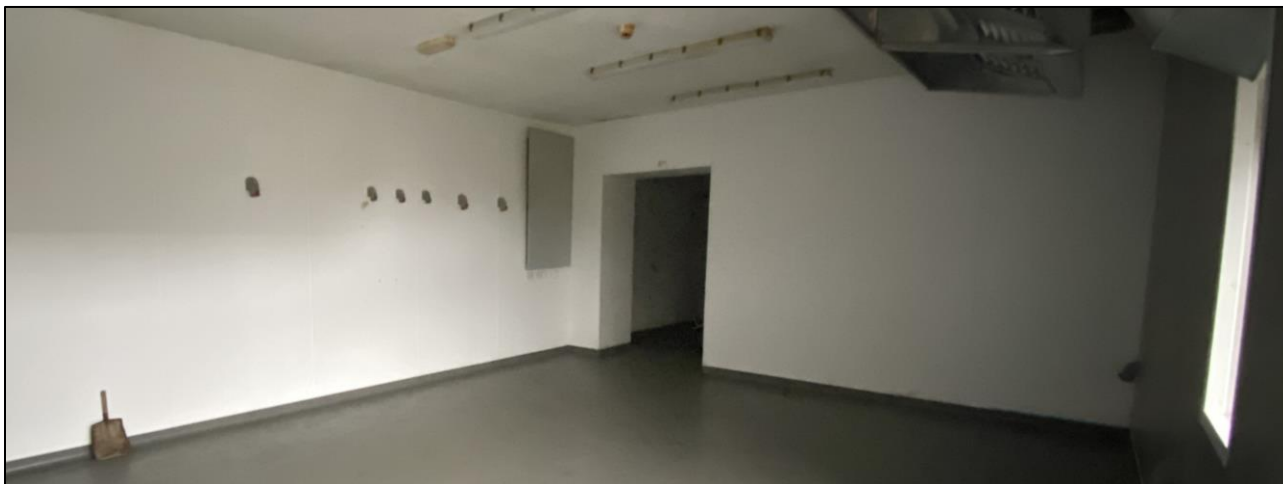


[CLICK HERE FOR LOCATION](#)



Description

16 HIGH STREET, CARLUKE, ML8 4AJ



The subjects comprise of a mid-terraced, ground floor retail unit, forming part of a three storey building, with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via High Street as well as a prominent glazed frontage.

Internally, the subjects consist of an open plan sales area to the front, benefitting from vinyl floor coverings, painted walls and ceilings with stripped LED lighting throughout. This is further complimented by a large fully fitted kitchen/prep area, dedicated W/C provisions and storage space to the rear.

ACCOMMODATION

| | SQM | SQFT |
|---------------|---------------|--------------|
| Accommodation | 203.38 | 2,189 |
| TOTAL | 203.38 | 2,189 |

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL

Our client is seeking offers in excess of £16,000 per annum on the basis of a fully repairing and insuring lease.

PLANNING

We understand that the property has Class 3 (Sui Generis) planning consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subject is currently entered into the Valuation Roll at £13,500. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless otherwise stated, all prices, premiums and refunds are quoted exclusive of VAT

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

