

Carlisle – 36/38 Botchergate, Cumbria CA1 1QS
Free-of-Tie Public House to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Carlisle – 36/38 Botchergate, Cumbria CA1 1QS

Free-of-Tie Public House to Rent



Property Features:

- Comprises large ground floor public house
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Located in the town centre within walking distance to Carlisle Train Station.
- Nearby occupiers include Vue Cinema, Ibis Hotel, Snap Fitness and more.

Property Description:

Comprises large ground floor public house previously t/a Brewdog. The property benefits from large open plan area with commercial kitchen, providing the following accommodation and dimensions:

Ground Floor: 332 sq m (3,574 sq ft)

Open plan bar, storage, customer wc`s, staff rooms



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £461.54 per week (PCM: £2,000)

Deposit: £6,000 (3 Months)

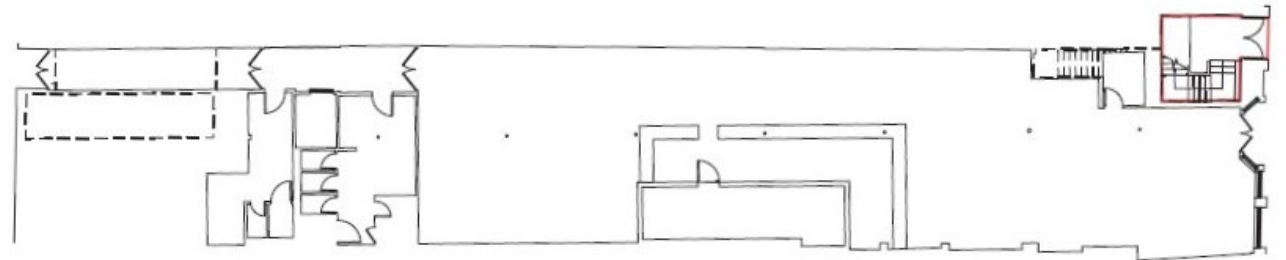
Rateable Value:

Rateable Value - £20,000 p.a.

Rates Payable - £11,000 p.a.

EPC:

The property benefits from a B Rating. Certificate and further details available on request.



Ground Floor

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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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