

TO LET

Restaurant/Cafe/776 sq. ft. (72 sq. m.)/£14,000 p.a.

43-45 Bank Street, Carlisle

Cumbria, CA3 8HJ



Walton Goodland.

agency@walgoodland.com

01228 514199



ATTRACTIVE DOUBLE-FRONTED CAFÉ PREMISES IN PRIME CITY CENTRE LOCATION

- HIGH FOOTFALL LOCATION
- IN CURRENT LAYOUT WOULD SUIT CAFÉ, COFFEE SHOP, BAKERY, DELI, OR SIMILAR FOOD-LED BUSINESS
- ALTERNATIVE USES CONSIDERED, SUBJECT TO APPROPRIATE PERMISSIONS

DESCRIPTION

Café/retail premises within a sandstone property with an excellent glass frontage on the ground floor, facing Bank Street.

LOCATION

Situated on Bank Street in the heart of Carlisle city centre, this well-positioned property benefits from strong daily footfall, excellent visibility, and close proximity to major retailers and offices. The area attracts both local shoppers and visitors, making it ideal for a food-and-beverage operator seeking a prominent trading location.

RATEABLE VALUE

Shop and Premises: £14,000 (2023 Listing)

£12,500 (2026 Draft Listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property is a listed building.

SERVICES

Mains water, electricity are connected to the property.

ACCOMMODATION

The subject property comprises the following approximate areas:

Basement

Room 1 – 161 sq. ft. (15 sq. m.)

Room 2 – 80 sq. ft. (7 sq. m.)

Ground Floor

Cafe/Front of House – 406 sq. ft. (38 sq. m.)

Kitchen – 65 sq. ft. (6 sq. m.)

Including disabled access WC.

First Floor

Office – 65 sq. ft. (6 sq. m.)

RENT / LEASE

£14,000 per annum, on internal repairing and insuring terms for a term of years to be agreed.

VIEWINGS

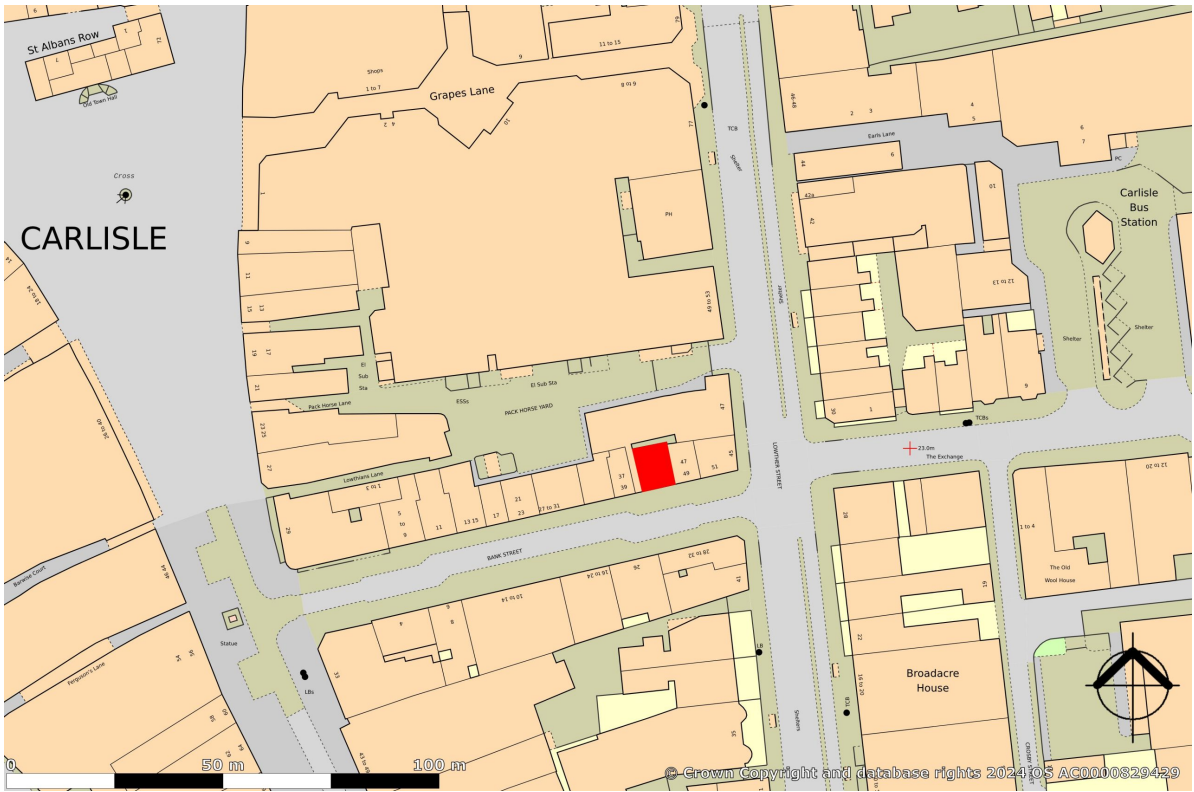
Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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