



Whyte & Barrie



LEASE AVAILABLE – SHOP WITH HOT FOOD TAKEAWAY CONSENT

3 High Street, Carlisle

LOCATION:

Prominent position at the junction of Market Place and High Street, immediately adjacent to Carlisle Cross. High Street is the principal retail thoroughfare of Carlisle and on street parking and various town centre car parks are available nearby. Part of the ground floor of a 2 storey building, the remainder of the ground floor is occupied by Relish sandwich shop and an electronic cigarette retailer and there is an office over the whole of the first floor. The Wee Thackit public house is within an attached single storey building to the side and other surrounding occupiers include hairdresser, Ladbrokes, furniture shop, William Hill, Scotmid, TSB, Lloyds pharmacy.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

With a resident population in the region of 13,000 and continuing to grow with a number of speculative residential developments throughout the town, Carluke is approximately 15 miles from Glasgow and within 5 miles of Wishaw to the north west and a similar distance from Lanark to the south east.

DESCRIPTION:

Part of the ground floor of a 2 storey building, the remainder of the ground floor occupied by a sandwich shop and electronic cigarette retailer with an office occupying the entire first floor.

Roller shutters protect the front display window and recessed entrance door to split level, open plan retail area with door off and step up to staff area/back shop with toilet off.

A long established newsagents and with potential for other retail uses, South Lanarkshire Council has granted a CHANGE OF USE TO HOT FOOD TAKEAWAY – Reference CL/17/0315

AREA:

883 sq ft/82 sq m or thereby net internal area.

RATEABLE VALUE: £6000

The Small Business Bonus Scheme offers up to 100% rates relief and further details are available on the Scottish Government website: www.scotland.gov.uk, under the heading Topics, Public Sector, Local Government Finance then Non Domestic Rates.

EPC RATING: Awaiting EPC

RENT, LEASE DETAILS ETC:

The current rental is £10,000 per annum under a lease expiring at 29th November 2026, guaranteed by Martin McColl Ltd until 29th November 2021.

An assignation or sub-lease is sought of the existing lease or, alternatively and subject to covenant, the landlord may consider a new lease of negotiable duration at £10,000 per annum.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R508 Prepared Oct 2018

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.