



## CLASS 2 OFFICE WITH POTENTIAL FOR OTHER USES, e.g. RETAIL, RESTAURANT etc. - TO LET (MAY SELL)

15 High Street, Carlisle, ML8 4AL

### LOCATION:

On the north side of High Street, the principal retail thoroughfare of Carlisle. Limited, lay by style on street parking is available on High Street and there are a number of town centre car parks are nearby. Neighbouring and nearby occupiers include Clarks The Bakers, hairdresser, Lloyds Pharmacy, Co-Op Funeral Care, William Hill, BetFred, dentist, Post Office.

With a resident population in the region of 13,000 and continuing to grow with a number of speculative residential developments throughout the town, Carlisle 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.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Formerly a bank, the current planning use is Class 2 office however potential exists for conversion to retail, restaurant or other uses subject, of course, to any necessary local authority consents.

In need of some refurbishment, the property enjoys a prominent, 7.5 metre frontage to High Street and the existing lay-out of the front section offers "banking hall" with security screen to staff area, a partitioned private office and strong room. There is a single storey extension to the rear consisting of manager's office, kitchen, male and female toilets. Gas central heating has been installed.



## ENERGY RATING:

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## RENT, LEASE DETAILS, PRICE ETC:

A new lease is sought for a negotiable duration on standard, commercial, full repairing and insuring terms at **RENTAL OFFERS OVER £12,500** per annum exclusive of VAT and local rates.

Alternatively, our client may consider a sale of the property at **OFFERS OVER £70,000**.

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

## VIEWING:

STRICTLY by appointment through ourselves as agents.

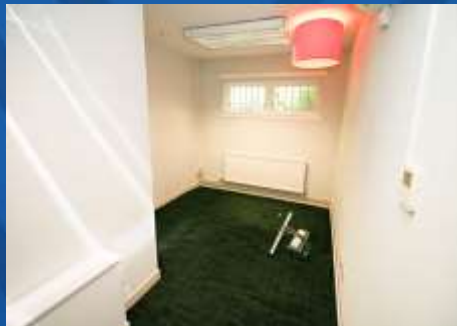
## RATEABLE VALUE:

£9,900

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers/tenants should confirm the position for themselves.

## AREA

940 sqft / 87.36 sqm or thereby net internal area



**REF: R570 Prepared March 2022**

## NOTICE

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- (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.
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