

# TO LET

## Retail Premises

NIA: 63.70 SQM (686 SQFT)

Situated In The Heart Of Carlisle  
Town Centre

Benefits From A Large Glazed Shop  
Frontage

High Levels of Passing Footfall

May Be Eligible For Rates Relief  
Under The Small Business Bonus  
Scheme

Rent: OIEO: £10,500 p.a.



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**76 HIGH STREET, CARLUKE, ML8 4AJ**

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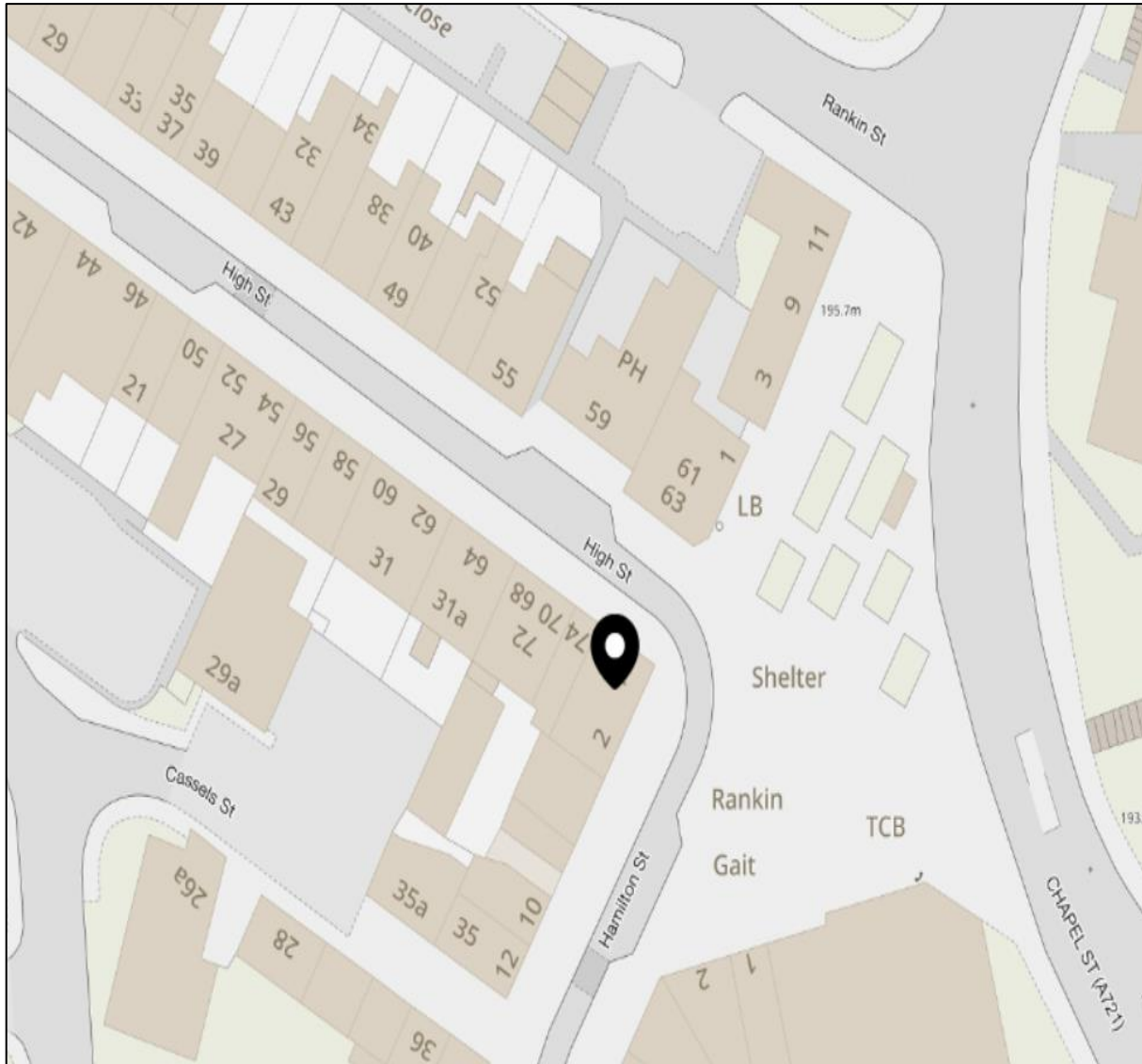
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# Location

76 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 subject, supplying frequent services to both Glasgow Central and Edinburgh Waverly.

More specifically, the subjects occupy a prominent position on the corner of High Street and Hamilton Street just off the A73. The surrounding area consists of predominately local and national retail occupiers with residential dwellings incorporated at upper levels. Nearby occupiers include Subway, Tesco and The Sahara Indian Takeaway.



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# Description

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The subject comprises a ground floor retail unit forming part of a larger two-storey building. Access to the property can be gained via the dedicated pedestrian entrance off High Street. The subjects benefit from a large glazed shop frontage which is protected by way of a roller shutter.

Internally, an open-plan sales area can be found to the front of the premises which benefits from a suspended tiled ceiling, vinyl floor covering and LED lighting incorporated throughout. The subject also benefits from an office and storage to the rear as well as W/C facilities and kitchen prep area.



## ACCOMMODATION

	SQM	SQFT
Accommodation	63.70	686
<b>TOTAL</b>	<b>63.70</b>	<b>686</b>

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 £10,500 p.a.**

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,900. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme

## ENERGY PERFORMANCE CERTIFICATE

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

## VAT

The subjects are not elected for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser 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:**



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### Shepherd Chartered Surveyors

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### 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.

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