

FOR SALE

Retail Investment Opportunity

NIA: 55.19 SQM (594 SQFT)

Situated In The Heart Of Carlisle Town Centre

Passing rent of £7,200 p.a.

Let to Clear Vision Opticians until 2030

VAT Free Investment

Offers In Excess of £80,000 (8.84% NIY)



[CLICK HERE FOR LOCATION!](#)



25 HIGH STREET, CARLUKE, ML8 4AL

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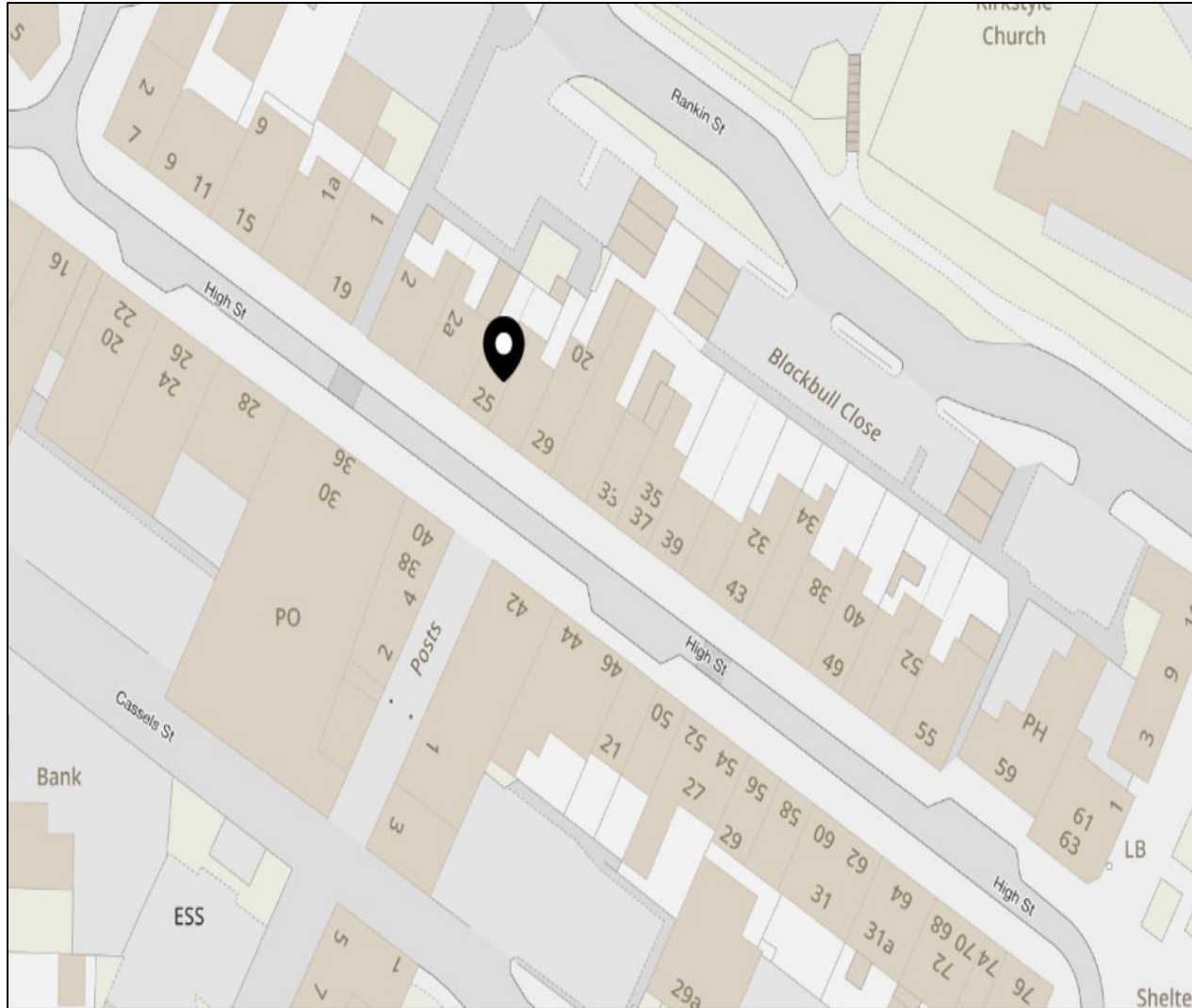
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Location

25 HIGH STREET, CARLUKE, ML8 4AL



The subjects are located in Carlisle, a town which forms part of South Lanarkshire council district, approximately 23 miles southeast of Glasgow. Carlisle benefits from a population of around 13,000 people.

Carlisle benefits from strong transport links with M74 located nearby. This is one of Scotland's major road networks and provides direct access to both Glasgow and the north of England. Carlisle Railway Station also provides frequent services to both Glasgow Central and Edinburgh Waverly.

More specifically, the subjects occupy a prominent position on High Street running directly through the heart of Carlisle just off the A73. The surrounding area consists of predominately local and national retail occupiers with residential dwellings incorporated throughout. Nearby occupiers include Subway, Tesco and The Sahara Indian Takeaway.

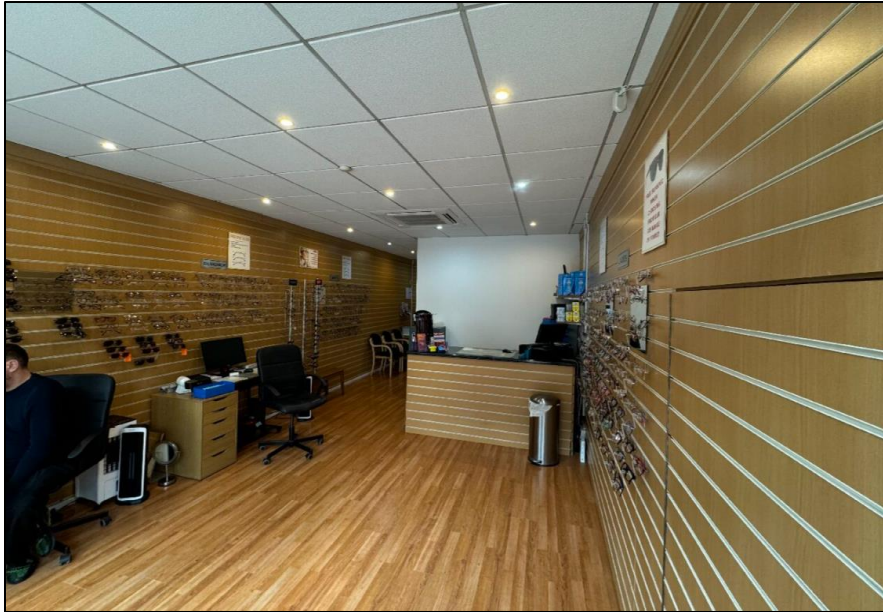


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Description & Tenancy Information

25 HIGH STREET, CARLUKE, ML8 4AL



The subject property comprises of the ground floor retail unit contained within a larger two storey tenement building with an attic.

The property benefits from a large glazed shop frontage and can be accessed via a dedicated pedestrian entrance off High Street and is protected by way of roller shutter.

Internally, the subjects incorporates the current tenant's fit-out as a opticians. Upon entrance, the property benefits from an open plan sales area to the front, followed by a consultation room, W/C facilities and a kitchen/tea prep area to the rear.

ACCOMMODATION

	SQM	SQFT
Accommodation	55.19	594
TOTAL	55.19	594

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).



Lease Information

Tenant: Clear Vision Opticians (Scotland) Ltd

Rent: 7,200 p.a.

Expiry: 28th February 2030 (5 year unexpired lease term)

Rent Review: 1st March 2028

Personal Guarantee: There is a personal guarantee in place for the duration of the lease

Other: The tenant holds an option for a 7-year extension from the expiry date upon giving 12 months' notice. The tenant has been in occupation since 2007.

SALE PRICE

We are inviting offers in excess of £80,000 for our client's heritable interest in the property, reflecting an attractive 8.84% Net Initial Yield.

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 £5,200. 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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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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