

WALTON
GOODLAND

COMMERCIAL
RETAIL/OFFICE/CAFÉ OPPORTUNITY

AWAITING NEW PHOTOGRAPH



TO LET

£10,000 PA

**1,251 SQ FT
(116 SQ M)**

Walton Goodland
10 Lowther Street, Carlisle CA3 8DA
T: 01228 514199 F: 01228 594303
Info@walgongoodland.com
www.walgongoodland.com

21 BOROUGHGATE, APPLEBY, CUMBRIA

GROUND FLOOR OF FORMER HSBC BANK
PREMISES IN ATTRACTIVE MARKET TOWN

- PRIME TOWN CENTRE LOCATION WITH PUBLIC PARKING TO FRONT
- FORMER BANKING HALL WITH OFFICES AND STRONGROOM
- EASILY ADAPTED FOR ALTERNATIVE USE S.T.C.

DRAFT



LOCATION

The property is situated in Appleby-in-Westmorland, an attractive historic market town in Cumbria approximately 12 miles east of Penrith and access to the M6 motorway at junction 40. The town sits adjacent to the A66 trans-Pennine route between Penrith and Scotch Corner (A1/M1). Other occupiers include Barclays Bank situated adjacent, the Post Office opposite along with an attractive mix of local retailers.

DESCRIPTION

Ground floor former banking hall with ancillary stores/office extending to part first floor and including strong room, within Grade II listed three storey building.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Sales	-	781 sq ft (73 sq m)
Stores	-	252 sq ft (23 sq m)
Gents	-	1 WC & 1 WHB
Ladies	-	1 WC & 1 WHB
Cloakroom		

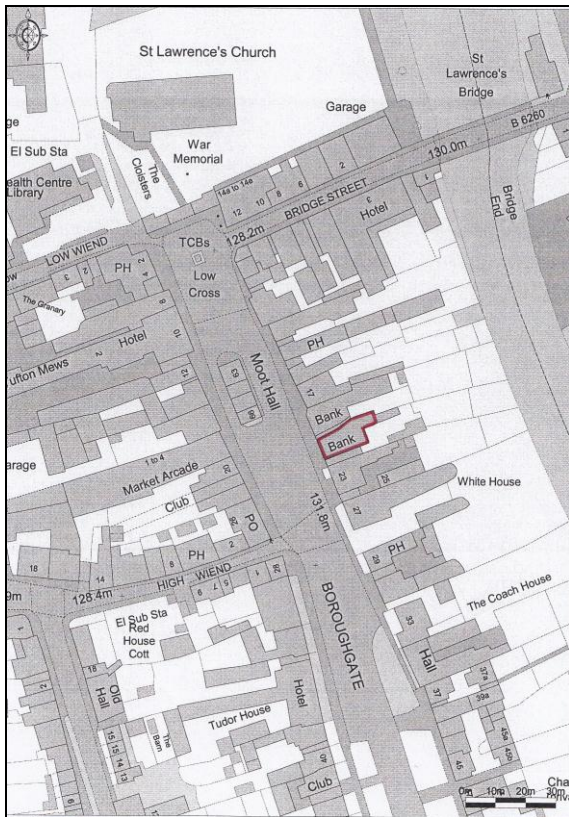
First Floor

Kitchen/Store	-	218 sq ft (20 sq m)
---------------	---	---------------------

Total - **1,251 sq ft (116 sq m)**

SERVICES

The property is connected to all mains services.



RATEABLE VALUE

£4,400

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

PLANNING

The property currently has A2 planning consent.

LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

RENT

£10,000 per annum, exclusive of business rates, VAT and all other outgoings.

VAT

All rents quoted are exclusive of but may be liable to VAT. We recommend interested parties establish the VAT implications before entering into any agreement.

VIEWINGS

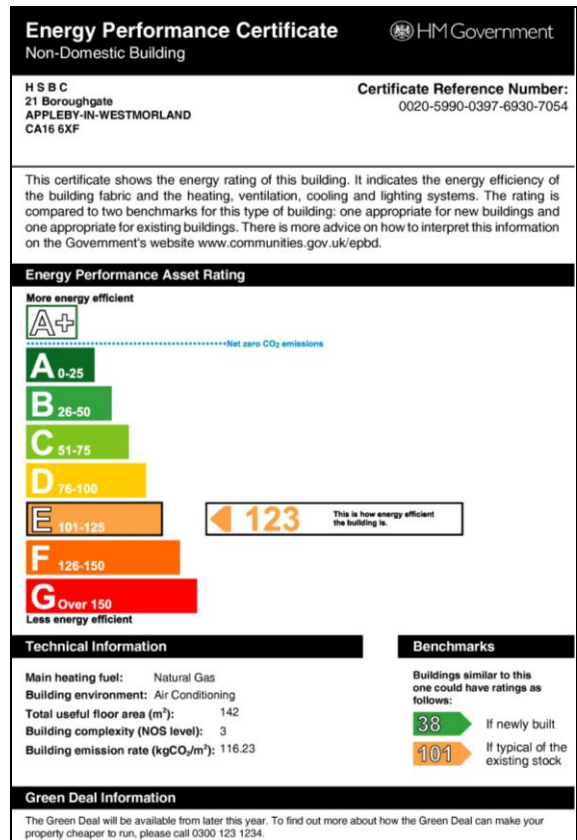
Strictly by appointment through the sole letting agent:

Walton Goodland
10 Lowther Street
CARLISLE
CA3 8DA

T: 01228 514199

F: 01228 594303

DRAFT



Walton Goodland Reproduced by kind permission – Ordnance Survey License No ES847860
Crown Copyright Reserved – For Identification Purposes Only - Not to Scale

W407 Printed by Ravensworth Digital 0870 112 5306

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