



10 Kirkton Street , Carlisle, ML8 4AB **£15,000 Per annum**

COMMERCIAL PREMISES AT KIRKTON STREET CARLUKE - AVAILABLE NOW

Decorated to a modern standard and available to lease in its entirety or with the option and benefit of splitting the unit into one premise below with a further two or three on the first floor, this property offers a number of flexible, versatile and exciting opportunities for retail, leisure and the hospitality industry

Prominent roadside position with a considerable amount of footfall and passing traffic, with Kirkton Street being the main busy thoroughfare forming part of the A73 running through Carlisle Town Centre.

The subject property comprises

GROUND LEVEL - Large Bar and Dining Area, 2 separate snug rooms, cellar, storage and wc facilities including wheelchair facilities. Access to the rear which has recently been used as an outside Beer Garden.

FIRST FLOOR

Large Function Room with Bar, Commercial Kitchen and WC Facilities, Male and Female. This level benefits from a separate Entrance Door and can also be accessed via downstairs

Full Building has an EICR certificate.

- OPTION TO LEASE AS A WHOLE OR INDIVIDUAL UNITS
- Suitable for a variety of uses
- Prominent location
- Modern & Well Presented
- Rear Garden Area
- Negotiable Rental Based on Requirements

Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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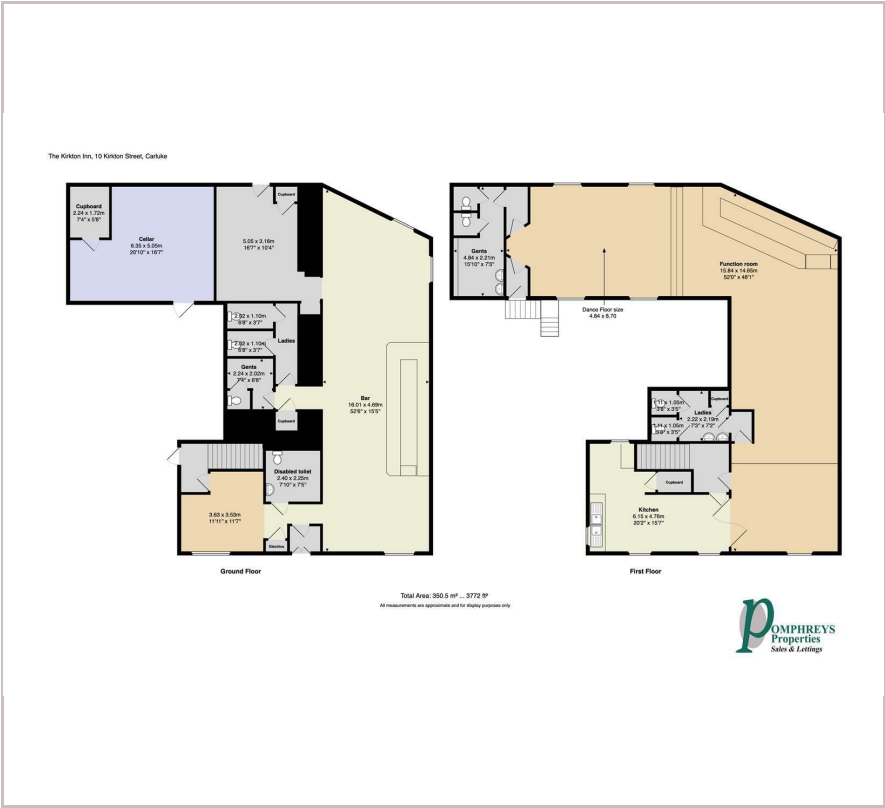
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Floor Plan



Area Map



Energy Efficiency Graph



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