

Edwin  
Thompson



KE HARE  
BARBER ROOM



THE  
ORIGINAL  
BARBERS  
OF STANWIX



THE STANWIX CHIPPY



THE STANWIX CHIPPY

真之味

TASTY  
CHINESE TAKEAWAY

HOME DELIVERY

AVAILABLE

OPEN

**TO LET Attractive Retail Premises**  
**7 Scotland Road, Carlisle, Cumbria, CA3 9HR**

- Fully fitted out Fish & Chip shop with fixtures and fittings included
  - Well located within the attractive suburb of Stanwix
  - Net Internal Area approximately 820 sq ft (76 sq m)
    - To Let - £7,200 per annum

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere





## LOCATION

7 Scotland Road occupies a central trading location on Stanwix Bank, an established retail pitch in one of Carlisle's most desirable suburbs. There are a number of independent retailers on Stanwix Bank, including Stanwix Tandoori, Spider and Fly, Brazuca, Duke Hare, Tasty's and Joy's.

The subject property has been trading as a Fish & Chip shop since the 1920's, and The Stanwix Chippy has been a popular destination for Stanwix and the wider area for decades, which has been reflected in the rental amount achieved over the years.

The City of Carlisle has a residential population of 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders. Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Virgin Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road.

## DESCRIPTION

The property provides ground floor retail accommodation, with a service area to the front, preparation room to the rear, in addition to a stock room and WC accessed externally via a back alley. It has an extensive glazed display window onto Scotland Road and is fully fitted out as a Fish and Chip shop.

7 Scotland Road has recently been fully refurbished throughout to a high specification, which has included a full re-wiring of the property. Fixtures and fittings included with the sale include a full frying range, potato peeler, chipper, five commercial fridges and a stainless-steel sink. Internally, the shop area provides painted tiled walls, LED lighting and vinyl safety flooring.

Although the property is available for immediate occupation as a Fish and Chip shop, it could also lend itself to other hot food takeaway uses.

## ACCOMMODATION

It is understood that the premises provide the following approximate Net Internal Floor Area as follows:

Ground Floor                      76 sq m                      (820 sq ft)

## SERVICES

The unit is connected to mains electricity, water, gas and drainage/sewage system.

## TERMS

The property is available for £7,200 per annum.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

The VOA website states that the 7 Scotland Road has a Rateable Value of £4,150 and is described as shop & premises.

## EPC

A copy of the certificate is available to download from the Edwin Thompson website or upon application.

## LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

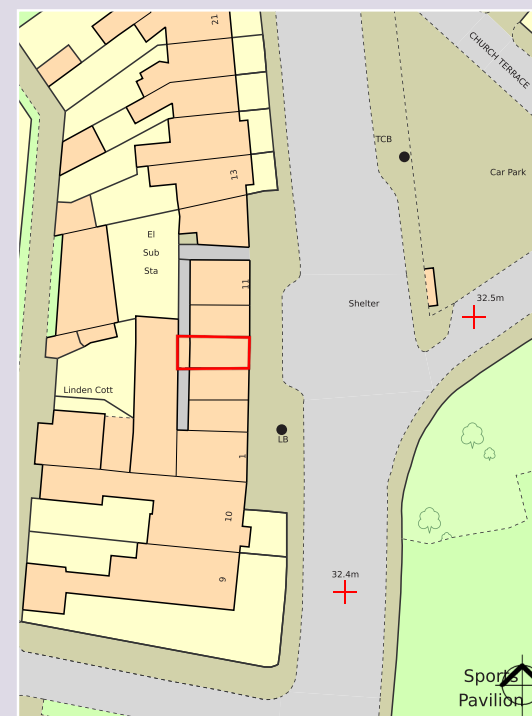
## VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



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