



FOR SALE

PROMINENT
UNIT

Ground Floor Area 889 sq.ft. (82.60 sq.m.)

23 Bridge Street, Longtown, CA6 5UB

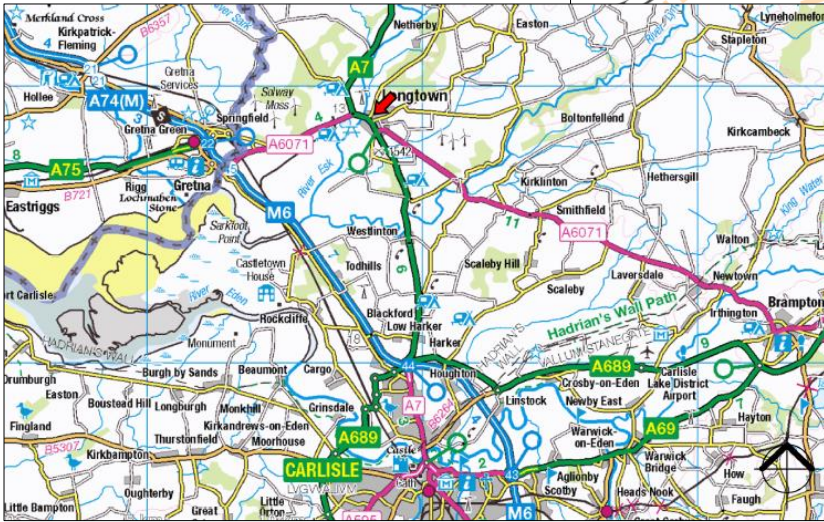
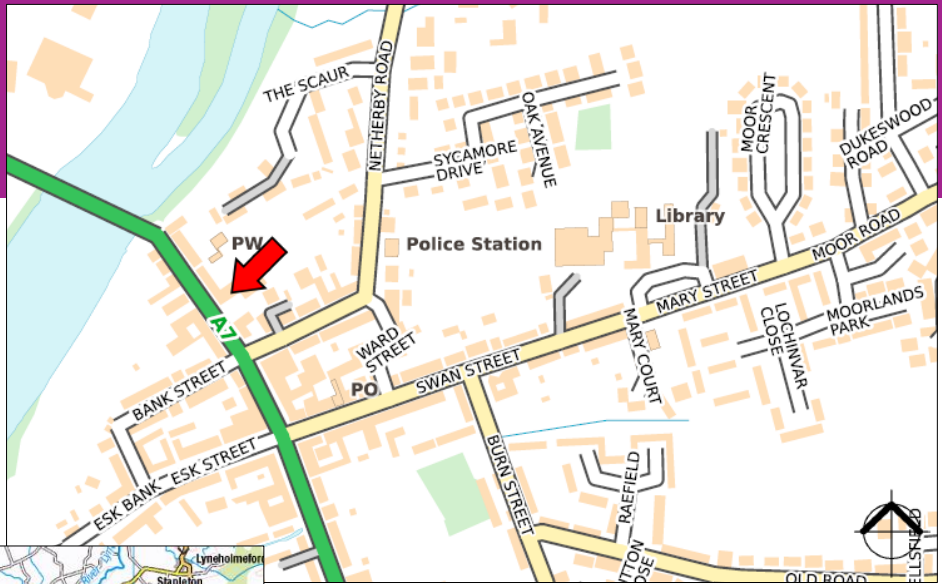
- Situated in Longtown, approximately 8 miles north of Carlisle close to the English/Scottish border.
- The premises are located on Bridge Street (A7) which is the main road through the town and is the location for the towns retail focus.
- Other retailers include Spar, Boots, Post Office together with a mix of local retailers.
- Arranged on ground and first floors and of brick construction under a slate roof
- There is on-street parking opposite the premises.

**mason
owen...**

property consultants

Call now 0151 242 3000
www.masonowen.com

23 Bridge Street
Longtown
CA6 5UB



Areas

Ground Floor 889 sq.ft. (82.60 sq.m.)
First Floor 210 sq.ft. (19.49 sq.m.)

Tenure

Freehold.

Price

Offers in excess of £175,000

VAT

No VAT is payable.

New Lease

£17,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings for a new Full Repairing & Insuring lease.

Rates

Rateable Value: £4,650

EPC

F133

Legal Costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Peter Burke

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