

# Ryden

**TO LET**

**TWO-STOREY  
RESTAURANT PREMISES  
APPROX. 3,400 SQ. FT. (316 SQM)**



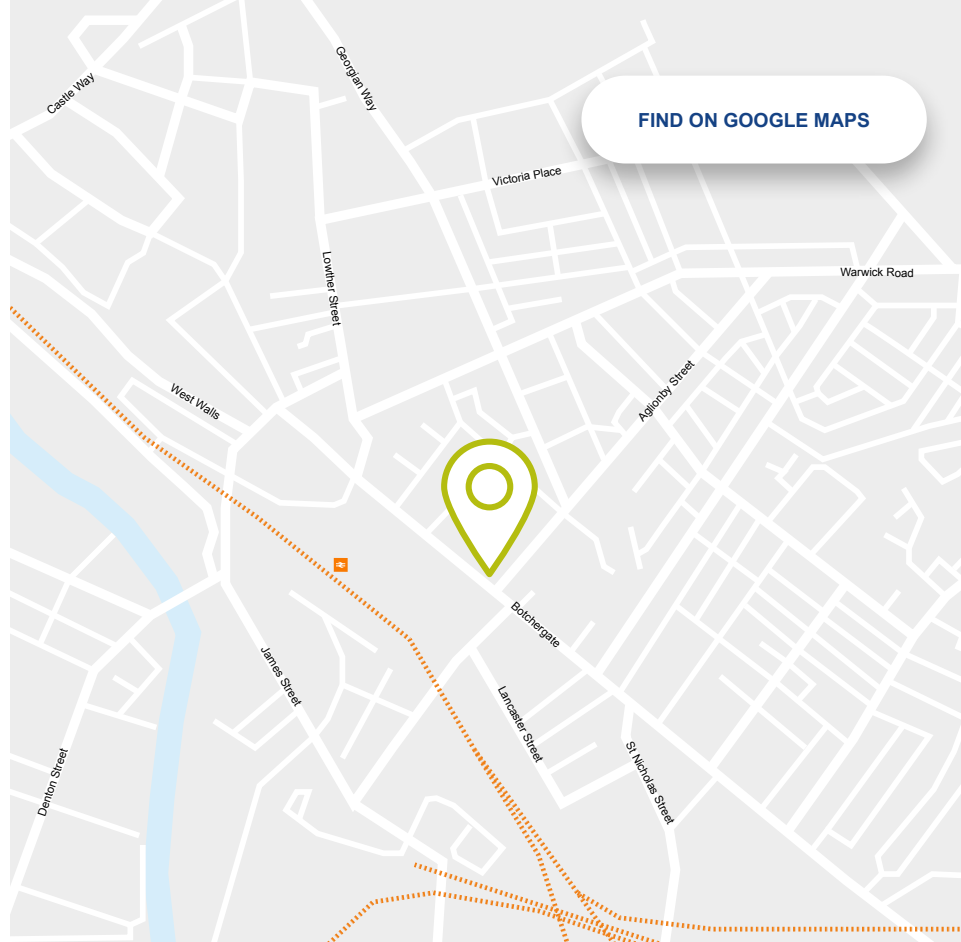
**68 BOTCHERGATE  
CARLISLE  
CA1 1QL**

**BUSY PEDESTRIAN HIGH  
STREET LOCATION**

**3,400 SQ FT (316 SQM)  
SET OVER TWO FLOORS**

**NEARBY OCCUPIERS  
INCLUDE VUE CINEMA,  
BREWDOG, IBIS HOTEL  
AND WETHERSPOONS**

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FIND ON GOOGLE MAPS

## LOCATION

The property occupies a prominent position fronting the busy street of Botchergate, close to the city centre, which is home to a variety of national and local occupiers. Botchergate is the main road linking Carlisle City Centre to the M6 motorway.

Access to the subject premises is primarily achieved from Botchergate.

## DESCRIPTION

The property comprises of a ground and first floor restaurant. Internally, the lay out comprises of an open plan seating area to the ground floor, with further seating, W/C facilities and a kitchen to the first floor. Both floors are fitted out with their own bars.

## ACCOMMODATION

PREMISE	SQ M	SQ FT
GROUND FLOOR	158	1,700
SECOND FLOOR	158	1,700
<b>TOTAL*</b>	<b>316</b>	<b>3,400</b>

\*Measurements are approximate

## RENTAL TERMS

The premises are offered to let by way of a new effective full repairing and insuring lease for a term to be agreed. Rental upon application.

## RATEABLE VALUE

The premises have been assessed with a rateable value of £22,750, however interested parties should make their own enquiries with the local council.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current rating of C (57).

## VAT

VAT is charged by the landlord.

## LEGAL COSTS

All parties are to bear their own legal costs.



**THE PROPERTY OCCUPIES A PROMINENT POSITION FRONTING THE BUSY STREET OF BOTCHERGATE, CLOSE TO THE CITY CENTRE**







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RESTAURANT  
PREMISES**  
3,400 SQ. FT.  
(316 SQM)



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BOTCHERGATE  
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CA1 1QL**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2024.**

