

Retail/ Office Premises



**16 FRONT STREET
BRAMPTON
CUMBRIA CA8 1NG**

**TO LET ON A NEW LEASE
RENT: £12,500 per annum**

- Grade II Listed former banking hall
- Ground floor area 93.9 sqm (1,011 sqft)
- Suit range of retail, office or catering uses, stp
- Charming market town in north Cumbria
- Available from 18 June 2024

Ref MA1367

Flusco House, Flusco
PENRITH
CUMBRIA CA11 0JA

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email: info@merecommercial.co.uk



Location

Brampton is a charming historic market town in north Cumbria by-passed by the A69 Carlisle to Newcastle road about 7 miles east of Junction 43 of the M6 motorway and 8 miles east of Carlisle. It has a population of about 5,000, a secondary school and a busy market square with shops, hotels and pubs. The property is situated in the town centre fronting the market place.

Description

The property comprises a Grade II Listed former banking hall with basement and upper floor ancillary accommodation and would be suitable for a range of retail, catering or office uses.

Accommodation & Floor Areas

Floor	Description	Sqm	Sqft
Ground	Retail / Office Area	85.2	918
	Office	8.7	94
Basement	Strong Room	11.8	127
	Store Room	12.0	129
	Staff Kitchen with sink unit	19.3	208
	Staff Toilets		
First	Office	12.3	132
	Office	9.6	103
	Office	26.1	281
	WC		
Second	Store Room	10.9	117
	Store Room	8.8	95
	Galley Kitchen		
	WC		

All references to areas and dimensions are deemed to be approximate.

Services

We are advised that mains water, electricity, gas and drainage are connected to the property. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

Fixtures & Fittings

Any items in the nature of fixtures and fittings not referred to in these particulars are excluded.

Tenure

The property is offered on a new commercial lease, terms to be agreed.

Offers to purchase the property would also be considered.

Rates

Ground floor and Basement

Description in list: Bank & premises
Rateable Value: £8,800

First floor and Second Floor

Description in list: Office & premises
Rateable Value: £3,800

The property qualifies for 100% small business rates relief.

Energy Performance Certificate

Energy Rating: E. A copy of the EPC is available on our website.

Planning

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority, Cumberland. The property is Grade II Listed and is in a Conservation area.

Vat & Stamp Duty

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Finance

If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

Legal Costs

The ingoing tenant will be expected to pay the landlord's reasonable legal costs in connection with the lease.

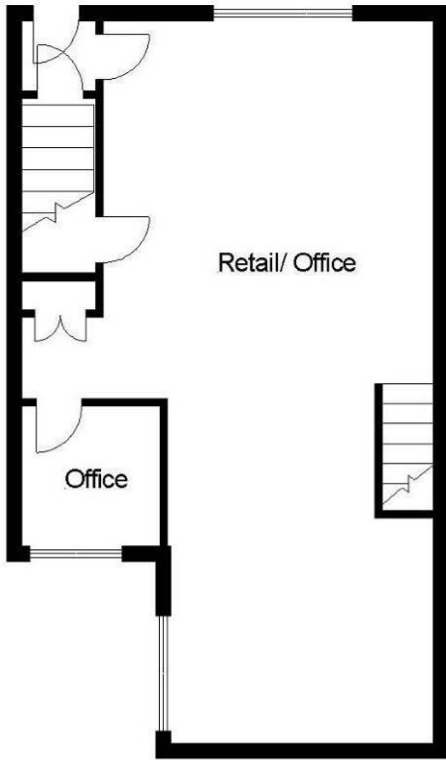
Money Laundering Legislation

Estate Agents are obliged to obtain evidence of identity and proof of address of buyers and tenants to comply with Anti-Money Laundering Legislation, prior to acceptance of an offer.

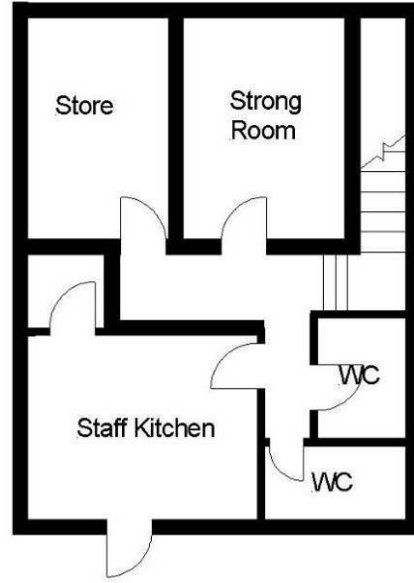
Viewing

Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 13/03/2024.

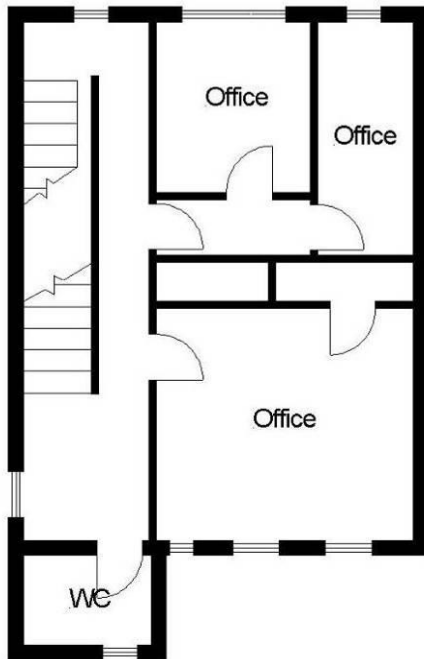
GROUND FLOOR



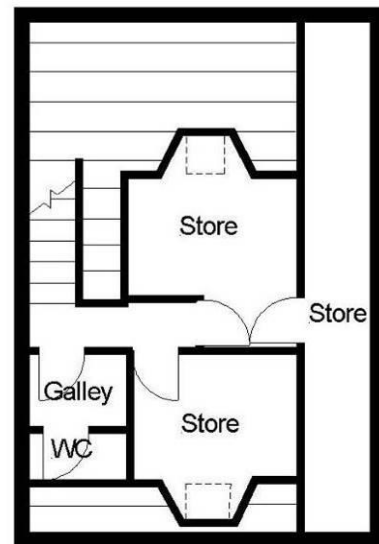
BASEMENT



FIRST FLOOR



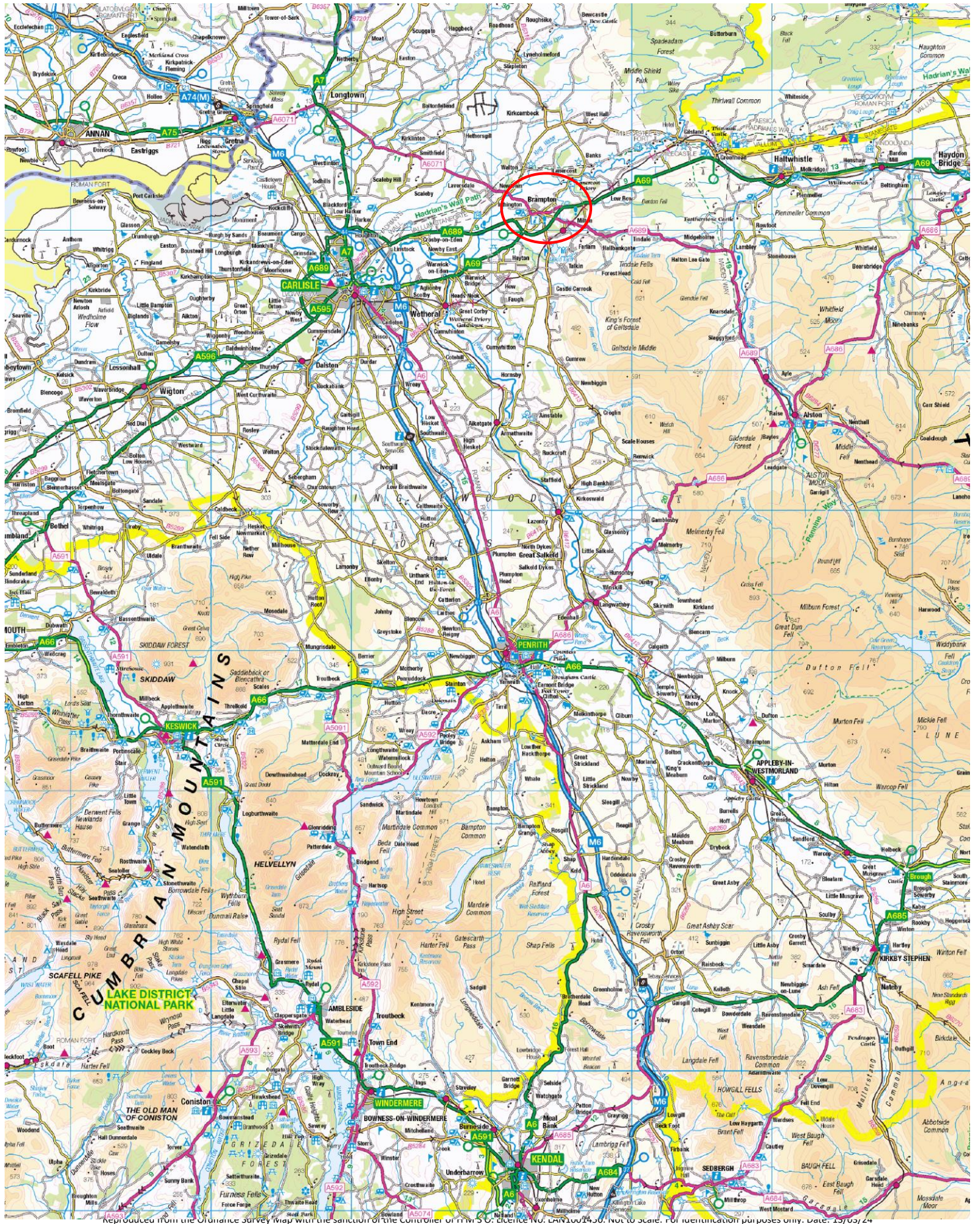
SECOND FLOOR



**16 Front Street
Brampton**

For illustrative purposes only
Not to Scale
Measurements approximate
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