



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in the pedestrianised section of this busy town centre amongst such multiple traders as **Boots, Marks and Spencer, WHSmith, NatWest, Evans, ShoeZone, River Island** and many others. Carlisle is the largest shopping centre in Cumbria with excellent road access via the M6 (J43 & J44).

PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to **Sales and Ancillary Accommodation** at first floor and **Ancillary Accommodation** on second and third floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'4"
Internal Width	17'0"
Shop Depth	57'4"
Built Depth	61'2"
First Floor Sales Area	Approx 320 sq ft
First Floor Store Area	Approx 425 sq ft plus WC
Second Floor Ancillary Area	Approx 410 sq ft
Third Floor Ancillary Area	Approx 270 sq ft*

*Not inspected by Barnett Ross

£50,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greenwoods Menswear Ltd (See Tenant Profile)** for a term of 5 years from 31st January 2011 (**in occupation since 1977**) at a current rent of **£50,000 per annum** exclusive.

TENANT PROFILE

Greenwoods Menswear were established in 1860 with their first shop in Bradford. Renowned for high quality tailoring they now operate 85 stores mainly in the Midlands, East Anglia and the North of England. Greenwoods hirewear brand, 1860 Suit Hire, is now the U.K.'s second largest retailer of suit hire. Visit their website on www.greenwoodsonline.com

Note 1: The Rateable Value is £65,500.

Note 2: The tenants have informed us that they have recently spent £90,000 refitting the shop including new wiring and fire alarm system and converting the first floor to a further sales area and that the store is their 4th best performing unit.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.



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The Property



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VENDOR'S SOLICITORS
Hamlins LLP - Tel: 020 7355 6000
Ref: C. Maxwell Esq - Email: cmaxwell@hamlins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts