

# Cumbrian Properties

6 Netherby Street, Longtown



**Price Region £150,000**

**EPC-B**

Commercial property | Investment opportunity  
Mixed use ground floor premises  
New 5 year lease | Just off the main thoroughfare

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## 2/ 6 NETHERBY STREET, LONGTOWN, CARLISLE

An investment opportunity to purchase a commercial property that provides a return of 10% with rental income of £15,000 per annum. The mixed use, ground floor premises, presently being utilised as a hairdressing salon and offices are available with the benefit of a new five year lease with no break clauses.

**LEASE** The present occupier will offer a new five year lease, no break clause. Rental £15,000 per annum. Alternatively, the price can be reduced with rent reducing to give a yield of 9%.

**LOCATION** The premises are in Netherby Street, adjacent to a Spar “8 to Late” just off the main thoroughfare of Longtown some 10 miles north of Carlisle with a wealth of local businesses.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

