

TO LET - new lease

Prime Retail Premises in the main pedestrianised pitch

23-25 English Street, Carlisle CA3 8JW



LOCATION / DESCRIPTION

The property is situated in a prominent pedestrianised position close to one of the entrances to the city's 500,000 sqft Lanes Shopping Centre. Carlisle serves a primary catchment of circa 124,000 people. Retail occupiers nearby include White Stuff, Hotel Chocolat, House of Fraser, M&S HSBC and Loungers have recently agreed terms to take a unit diagonally opposite. The premises have the benefit of a very clean and modern fit out carried out by the previous occupier Joules.

ACCOMMODATION

The property provides a ground floor retail unit with additional ancillary space at basement, first, second and attic floor levels. Servicing is possible at the rear via Pack Horse Yard as seen on the attached Goad extract plan. Our client may consider converting the upper floors to office or residential use if this space is not required by a retailer.

Floor areas are as follows:

Basement	99 sqm (1071 sqft)
Ground Floor	183 sqm (1973 sqft)
1st floor incl WC area	136 sqm (1463 sqft)
2nd floor	189 sqm (2037 sqft)
3rd floor (attic)	14 sqm (146 sqft)
TOTAL FLOOR AREA	621 sqm (6690 sqft)

Floorplans and a video walkthrough are available upon request.

BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £82,000. The current Uniform Business Rate is 0.499p in the £ making rates payable £40,918. Interested parties should verify this rating information with the local rating authority directly.

ENERGY PERFORMANCE

The property has an energy rating of **E 124**.

PLANNING

The premises currently have class E consent making them suitable for a wide variety of uses including restaurant use.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. On the basis the premises are occupied as a whole then no service charge will be applicable.

Rental offers in the region of £65,000 per annum are invited.

LEGAL COSTS & ANTI MONEY LAUNDERING

Each party will bear their own legal fees incurred in documenting a lease. Prospective tenants may be required to provide authenticated proof of identity & source of funds in order for the firm to comply with money laundering regulations.

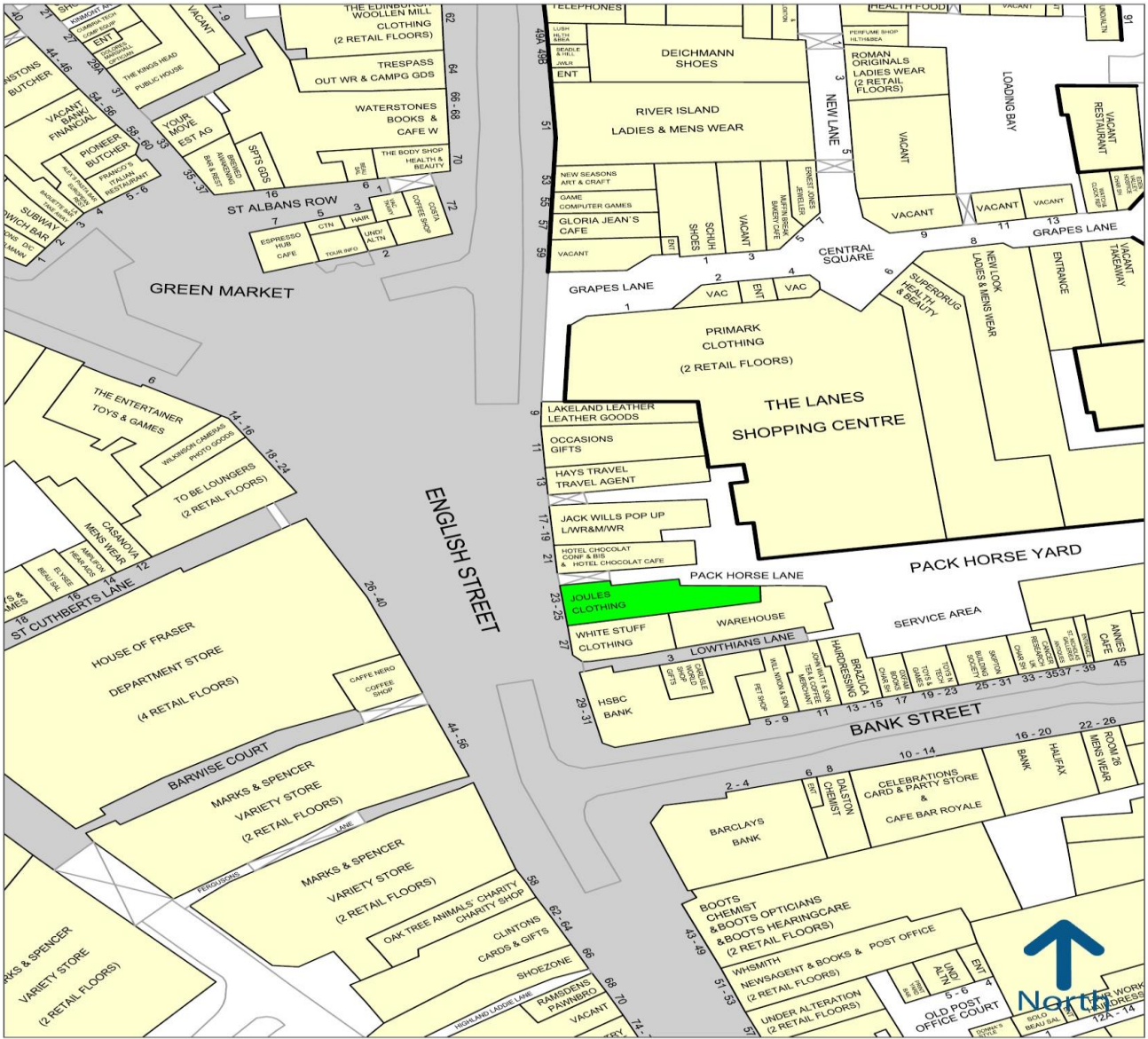
VAT

All figures are exclusive of VAT where chargeable. **MAY 2023**

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Carlisle



50 metres



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