

7458/AH

## CARLISLE

39 CASTLE STREET  
FIRST FLOOR SIDE SUITE

## TO LET

**\*\* 100% BUSINESS RATES RELIEF FOR \*\*  
QUALIFYING OCCUPIERS**

### LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. The offices occupy a good central location fronting Castle Street overlooking the Cathedral and adjacent to the former Hoopers Department Store.

For identification purposes only, the location of the property is shown coloured red on the attached extract from the Goad Trade Plan.

### DESCRIPTION

Good quality open plan first floor accommodation with shared access and toilet facilities.

- Electric night store heating
- Integrated fire alarm and smoke detection
- Excellent natural lighting
- Fully carpeted throughout
- Shared Ladies and Gents toilet facilities

The premises are ideal for a new start business or small company looking to have a city centre prominence. Suitable for a variety of uses including offices, hair & beauty and training, subject to planning.

### AREAS

Useable Floor Area: 27.19 sq m (291 sq ft)

### SERVICES

Mains electricity, water and a connection to the public sewer are laid on.

### ENERGY PERFORMANCE CERTIFICATE

As the property has a floor area less than 50 sqm, an EPC is not required.



### RATING

The Valuation Office Agency website indicates the property has a 2023 List Rateable Value of £3,600.

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### LEASE TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£2,400 per annum exclusive**.

### COSTS

Each party will be responsible for their own legal costs incurred in the transaction. A rental deposit may be required, subject to covenant strength.

### VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

### VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen. Please contact:

Amelia Harrison  
Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)  
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**Details prepared**  
January 2024



Carlisle



50 metres

Experian Goad Plan Created: 05/04/2017  
Created By: Carigiet Cowen



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