## Commercial Property Consultants

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6917/MC

# **CARLISLE**

## 35 CASTLE STREET

# TO LET

\*\*100% BUSINESS RATES RELIEF\*\* \*\*NO VAT PAYABLE\*\*

## **LOCATION**

Carlisle is the chief administrative and commercial centre in Cumbria. Castle Street lies just to the north of the city's pedestrianised retail core and at the centre of Carlisle's historic quarter, with this property looking directly onto the historic city's cathedral.

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

#### DESCRIPTION

35 Castle Street is arranged over ground floor TERMS accommodation with a large basement and mezzanine as Available TO LET on a new lease by way of service additional ancillary areas. The unit forms part of what charge for a term of years to be agreed at a rent of was previously a bank building. This space would be £12,000 per annum exclusive. The current service suitable for a variety of retail and office uses.

The main features include:-

- Cat II Lighting
- Air Conditioning
- 3 Phase Electricity
- Staff Kitchen & WC

### **ACCOMMODATION**

Ground Floor 729 sq ft (67.76 sq m)Mezzanine 367 sq ft (34.18 sq m)986 sq ft Basement (91.67 sq m)

This unit can also be amalgamated with the neighbouring property, 37 Castle Street.

#### **SERVICES**

We understand that water, electricity and drainage are Email: bblain@carigietcowen.co.uk connected to the property. Air conditioning is also fitted to the unit.

**Details Amended: February 2023** 



#### RATING ASSESSMENT

The Valuation Office Agency describes the property as a Bank and Premises with a 2023 List Rateable Value of £7,800. The small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D-98.

charge provision is £3,110.93 per annum

Each party will be responsible for their own legal costs incurred.

#### VAT

This property is not elected for VAT.

#### **VIEWINGS**

Strictly by appointment with the joint agent, Carigiet Cowen. For further information, please contact

Michael Cox:

Tel: 01228 635007

Email: mcox@carigietcowen.co.uk

Ben Blain:

Tel: 01228 635002

Or through our joint agents, Buxton Group

#### **Details amended**

April 2023









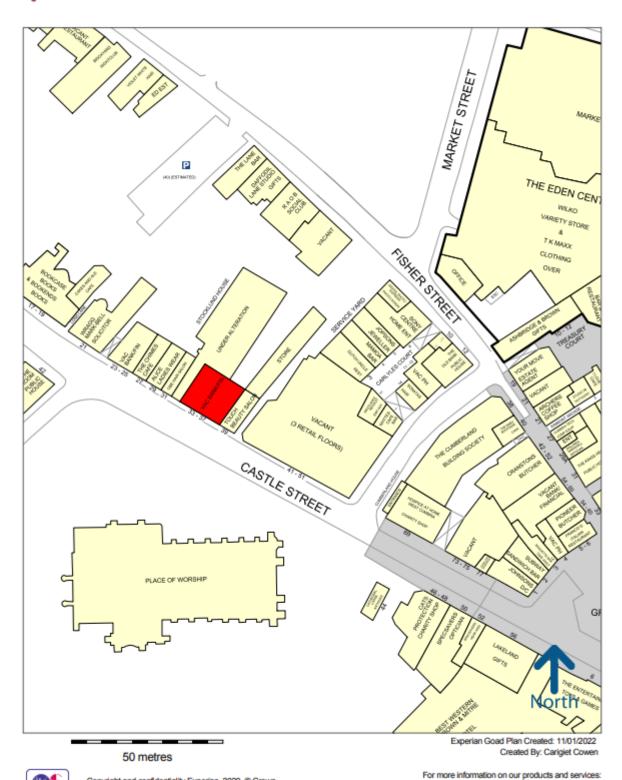




# Carigiet Cowen



#### Carlisle



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