

7051/BB

## CARLISLE

3 MARKET ARCADE  
SCOTCH STREET

## TO LET

**\*\* 100% BUSINESS RATES RELIEF \*\***



### LOCATION

Carlisle is the main administrative centre for Cumbria and south west Scotland with a resident population of 75,000 but much wider catchment. The property is conveniently located just off Scotch Street and next to the entrance to the Market Hall. Nearby occupiers include **Wilko, TK Maxx, Sports Direct, Greggs and Poundland**. The Lanes Shopping Centre lies opposite.

For identification purposes only the property is shown shaded red on the attached extract from the Goad Trade Plan.

### DESCRIPTION

An attractive retail unit with triple glazed extensive frontage to the Market Hall, providing a modern open plan ground floor sales area and a first floor store area. The unit is fit out and ready for immediate occupation and suitable for a variety of uses, subject to planning.

### ACCOMMODATION/AREAS

Ground floor sales 18.58 sq m (200 sq ft)  
First floor store 18.30 sq m (197 sq ft)

### SERVICES

Mains electricity is connected to the unit.

### RATING ASSESSMENT

The Valuation Office Agency website describes the property as shop and premises with a 2017 List Rateable Value of £6,900. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £5,900. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of D-88.

### LEASE

The premises are available to let by way of a new effectively full repairing and insuring lease, linked to the shopping development service charge provisions.

### RENT

**£12,750** per annum exclusive.

### SERVICE CHARGE

The service charge for the current financial year is approximately £2,522 exclusive.

### INSURANCE

The insurance contribution is approximately £132 per annum.

### COSTS

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

### VAT

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

### VIEWINGS

Strictly by appointment through the sole agent Carigiet Cowen;

Ben Blain

Tel: 01228 544733 E-mail: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Michael Cox

Tel: 01228 635007 E-mail: [mcox@carigietcowen.co.uk](mailto:mcox@carigietcowen.co.uk)

### Details Amended

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Regulated by RICS

Suite 2 Telford House, Riverside,  
Warwick Road, Carlisle CA1 2BT

E-mail: [carlisle@carigietcowen.co.uk](mailto:carlisle@carigietcowen.co.uk)

Tel: 01228 544733



