# Carigiet Cowen

# **Commercial Property Consultants**

01228 544733

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  $\pounds 2,522$  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

Michael Cox Tel: 01228 635007 E-mail: mcox@carigietcowen.co.uk

# **Details Amended**

November 2022

RICS Regulated by RICS

Suite 2 Telford House, Riverside, Warwick Road, Carlisle CA1 2BT Tel: 01228 544733

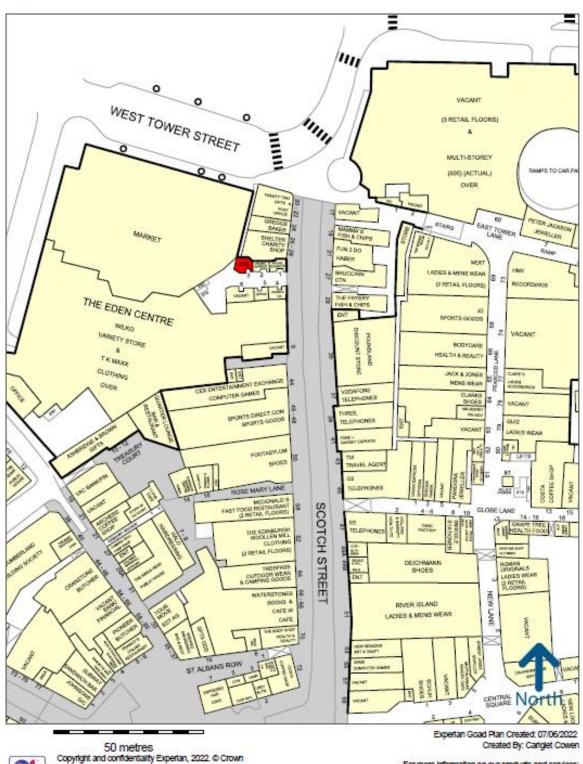


in f y propertylink Zoopla

Carigiet Cowen

experian.

Carlisle



Copyright and confidentiality Experian, 2022. © Crow copyright and database rights 2022. OS 100019685

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

 the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; For more information on our products and services: www.expertan.co.ukigoad | goad.sales@uk.expertan.com | 0845 601 6011

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) no person in the employment of Messrs Cariglet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.