

CARLISLE TO LET

19 WARWICK ROAD, CARLISLE,
CUMBRIA, CA1 1DH



**** PROMINENT CITY CENTRE LOCATION ****

**** SUITABLE FOR VARIOUS COMMERCIAL USES ****

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

**** NO VAT PAYABLE ****

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The property is located in the heart of the city on Warwick Road, close to The Crescent and adjacent to Lowther Street which is close to the intersection with Devonshire Street, in a popular mixed retail, and daytime and evening leisure area boasting numerous popular bars and restaurants. Other well established retailers close to 19 Warwick Road include the popular Halston Hotel including Barton's Yard and Penny Blue restaurant, long established hair salon Atelier, Nando's, Pizza Express, Fine & Country Estate Agents, House of Malt and multiple car parks offering convenience.

The new University of Cumbria campus, Borderland redevelopment of the Citadel Buildings is in the pipeline and Carlisle Train Station has commenced. This section of Warwick Road lies within close proximity to these developments. Carlisle train station is less than 5 minutes walk away, and this area is now highly regarded as one of the stronger trading position for the city.

The location of the building is shown on the Goad Trade Plan overleaf.

DESCRIPTION

19 Warwick Road is a mid terraced, three storey building of traditional block construction under a pitched slate roof. The ground floor benefits from strong window frontage onto Warwick Road, with DDA accessibility. Internally the ground floor is rectangular in shape and mostly open plan with large sales areas and an integral staircase to the rear of the space providing access to the upper floors. The first floor provides further extremely well fitted out retail spaces as well as a WC and kitchen. The second floor is further retail space and storage.

ACCOMMODATION/AREAS

Ground Floor

Shop	61.43 sq m	(661 sq ft)
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First Floor

Retail Areas	45.62 sq m	(491 sq ft)
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Second Floor

Retail and Storage	35.23 sq m	(379 sq ft)
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SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property. Full certificates will be provided and handed over as part of any new lease

ENERGY PERFORMANCE CERTIFICATE

An EPC for the property has been commissioned and will be made available shortly.

TERMS

This is an exciting opportunity to acquire a building which has not been on the market for 15 years.

The property is available **TO LET** on a new lease for a minimum term of 5 years at a rent in the region of **£28,500 per annum exclusive**.

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

1) 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 of contract:

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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £9,900. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

**** 100% BUSINESS RATES RELIEF ATTAINABLE ****

VAT

The property is not elected for VAT, therefore no VAT is payable on the sale price.

COSTS

Each party will be responsible for their own legal and professional costs incurred. A rental deposit will be required on a new letting, subject to covenant strength.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact:-

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Details Prepared: April 2025



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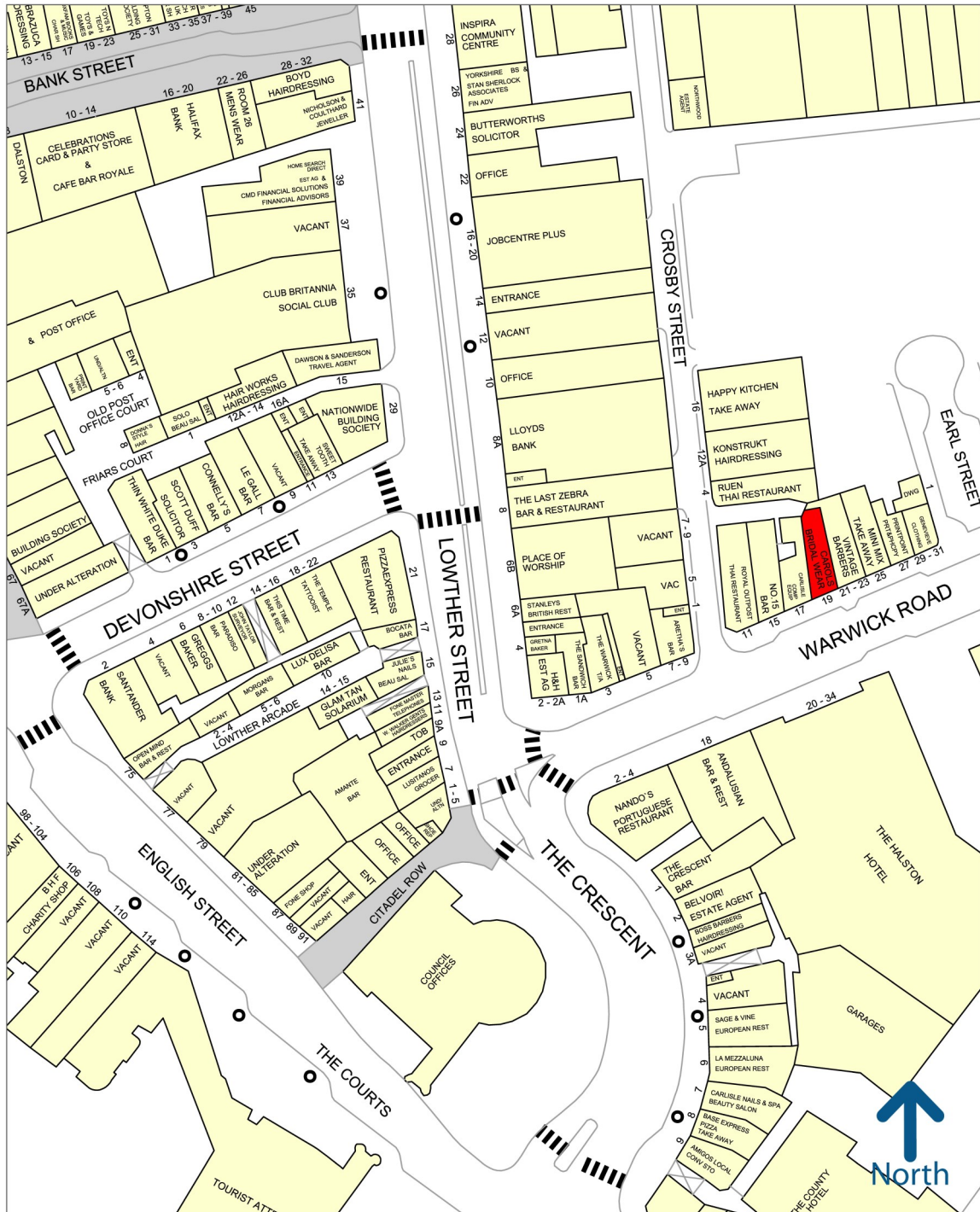
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Carigiet Cowen





50 metres

Experian Goad Plan Created: 17/04/2025
Created By: Carigiet Cowen



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