

7307/BB

ON THE INSTRUCTIONS OF



CARLISLE

17-18 ST CUTHBERT'S LANE
CA3 8AG

TO LET (Subject to Possession)

*** PRIME RETAIL UNIT ***

*** DESIRABLE TRADING LOCATION ***

*** RECENTLY REFURBISHED ***



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 80,000 and a catchment in excess of 150,000. The city is the principal retail centre for the area drawing off the rest of Cumbria, south west Scotland and the Borders. The larger cities of Newcastle lie 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

St Cuthbert's Lane lies immediately off English Street, Carlisle's main shopping pitch and the lane has been recently refurbished to provide a convenient walkthrough from English Street to Marks & Spencer food hall.

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

DESCRIPTION

St Cuthberts Lane is part of the Crown & Mitre Estate, a Grade II listed property consisting of a 94 bed hotel and 11 retail units situated in the heart of Carlisle. National retailers located close by include; House of Fraser, Marks & Spencer, Specsavers and The Entertainer. Shortly, national retailer, Loungers, will open from the former Topshop, at the end of St Cuthbert's Lane.

The property comprises a double fronted ground floor unit, suitable for a variety of uses, subject to planning. Internally, the space is well fitted out as open plan sales, but also benefits from a WC and kitchen to the rear area.

ACCOMMODATION

Net Sales Area 968 sq ft (90.0 sq m)
Staff WC & Kitchen

The door access is provided for waste storage, but there is no car parking demised to the unit.

SERVICES

Mains electricity, water and a connection to the public sewer are laid on to the property. Heating to the units is provided by way of a ceiling mounted climate control heating and cooling system to each side.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £16,750. The Small Business Non-Domestic multiplier for the 2023/2024 rate year is 49.9p in the £.

TERMS

The unit is available **TO LET** subject to possession by way of new full repairing and insuring lease by way of service charge, for a term of years to be agreed, at a rent of **£1,250 per month exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-66.

VAT

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

COSTS

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

VIEWINGS

Strictly by appointment through the agents, Carigiet Cowen. For further information contact, Ben Blain.

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Details Amended: October 2023



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Carlisle



50 metres

Experian Goad Plan Created: 03/09/2021
Created By: Carigiet Cowen



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