

TO LET

Various Uses – Subject to Planning

Carigiet
Cowen

50 WARWICK ROAD, CARLISLE, CUMBRIA, CA1 1DH



PROMINENT CITY CENTRE LOCATION

* SUITABLE FOR A VARIETY OF COMMERCIAL USES *

* HIGH-PROFILE CORNER FRONTAGE TO WARWICK ROAD & CECIL STREET *

* OPEN PLAN GROUND FLOOR SALES AREA *



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www.carigietcowen.co.uk



DESCRIPTION

50 Warwick Road is a two-storey, end-of-terrace corner property. The available accommodation comprises the ground floor commercial unit, featuring panoramic corner window frontage to both Warwick Road and Cecil Street, along with the basement area accessed via an integral staircase. The ground floor provides an open-plan sales area, while the basement offers ancillary storage, a kitchen, and WC facilities. The quality of the accommodation is high-end.

ACCOMMODATION / AREAS

| Floor | Sq m | Sq ft |
|----------------|-------|-------|
| Sales ITZA | 55.27 | 595 |
| Net Sales Area | 64.48 | 694 |
| Basement WC | 48.10 | 518 |

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £13,250. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The unit has an energy performance asset rating of C-68.



LEASE TERMS AND RENT

The property is available to let on a new lease for a term of years to be agreed at a rent in the region of **£22,500 per annum exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is payable on the rent.

VIEWINGS

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

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7841/BB

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