

# TO LET

PROPOSED SPLIT

GROUND FLOOR UNIT 2A 'PROPOSED', ST NICHOLAS STREET, CARLISLE CA1 2EF

## Carigiet Cowen



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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

\* CORNER SHOWROOM UNIT \*

\* PROMINENT LOCATION \*

\* DEDICATED PARKING \*



## LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland with a resident population of circa 85,000 but much wider catchment. The city benefits from convenient transport links to other parts of the UK, lies on the fringe of the Lake District National Park and will shortly open Carlisle Airport providing flights to Ireland and the south of England.

St Nicholas Street lies off London Road, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to J42 of the M6 Motorway a couple of miles to the south.

The property benefits from a highly visible roadside location close to Dominos and the St Nicholas Gate Retail Park, where national occupiers include Asda, Poundland, Iceland, B & M Bargains and Halfords.

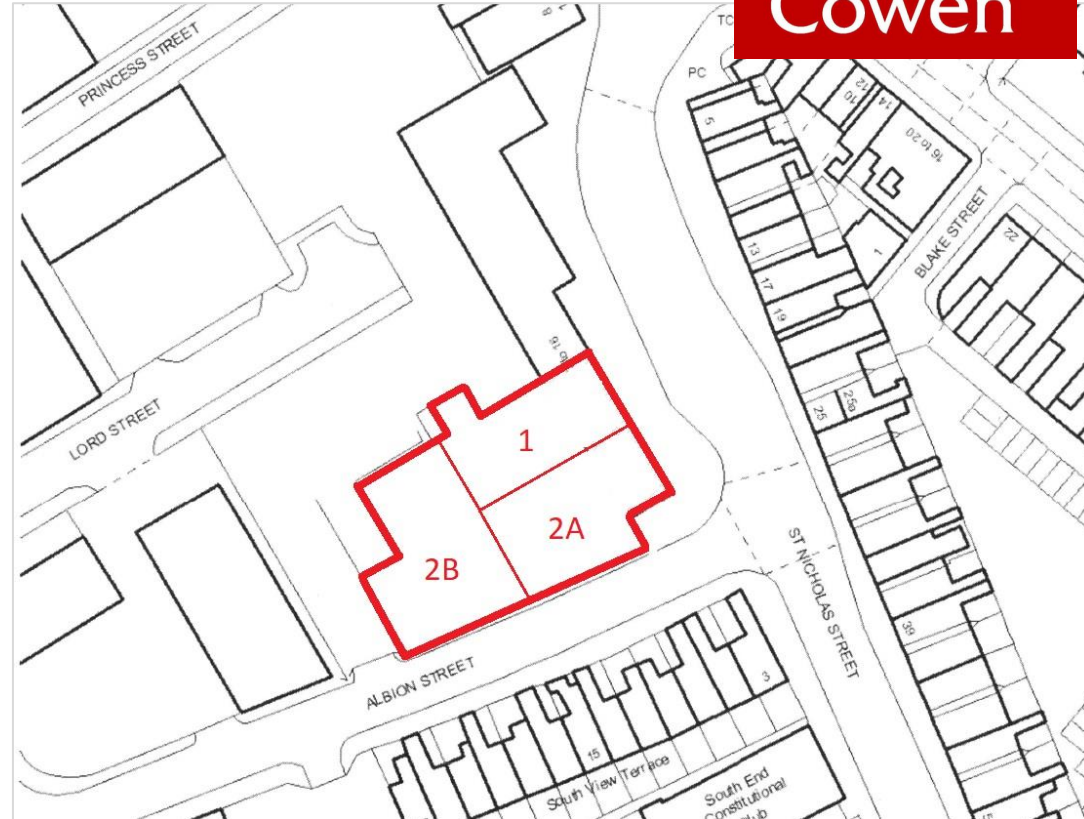
## DESCRIPTION

Unit 2A can provide a rectangular shaped showroom/commercial unit on the corner of the property providing an extensive window display frontage, DDA accessibility, integral kitchen and WC's with dedicated car parking to the rear.

## USE

The accommodation would be suitable for a variety of commercial uses including: -

- Sales Showroom / Trade Counter
- Funeral Directors
- Children's Nursery / Kids Soft Play Area
- Offices



## ACCOMMODATION

Floor	Sq m	Sq ft
Approximate Area	300	(3,229)

(Can also be combined with Units 2B and Unit 1 if required. Indicative floor areas shown below, subject to sub-division).

Unit 2B	500	(5,382)
Unit 1	350	(3,767)

## SERVICES

We understand mains water, electricity and drainage are connected to the property.

## RATEABLE VALUE

The building will be subject to a reassessment following the subdivision works.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEASE TERMS AND RENT

The property is available TO LET on a new effective FRI lease by way of service charge for a term of years to be agreed at a rent in the region of **£40,000 per annum exclusive**.

## COSTS

Each party will bear their own costs incurred.

## VAT

No 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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