

CARLISLE TO LET

GROUND FLOOR
64 LOWTHER STREET, CA3 8DP



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

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

***** STRONG RETURN WINDOW FRONTAGES *****

***** DDA ACCESSIBILITY *****

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 the intersection between Lowther Street and Victoria Place, opposite The Lanes Shopping Centre and on the main bus arterial route through the city. Other well established retailers close to 64 Lowther Street include William Hill, Eden Valley Hospice, Heron Foods and a range of local independent retailers.

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

DESCRIPTION

A ground floor end of terrace unit, facing on to Lowther Street and benefitting from panoramic return window frontages onto Victoria Place. Internally, the unit is rectangular in configuration and mostly an open plan sales area with a staff WC and storage to the rear. The unit also benefits from a side access door - convenient for loading / unloading.

ACCOMODATION/AREAS

Sales ITZA 55.03 sq m (592 sq ft)
WC

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Performance Asset Rating of C-73.

TERMS

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 **£15,000 per annum exclusive**.

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £15,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

VAT

We understand the property is elected for VAT, and therefore VAT will be payable on the rent.

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:-

Ben Blain

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Details Prepared: May 2025

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:

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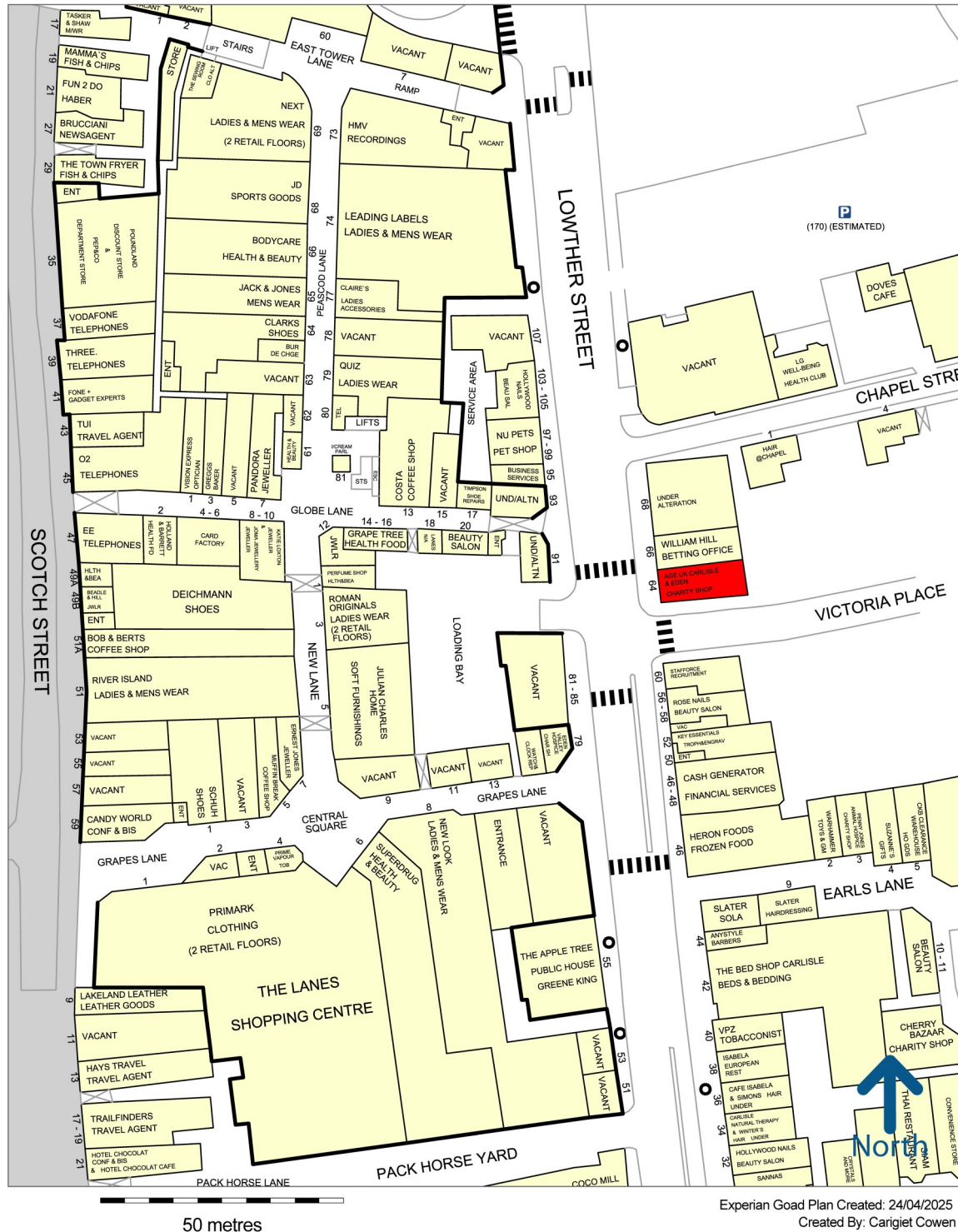


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