

7051/BB

CARLISLE

3 MARKET ARCADE
SCOTCH STREET

TO LET

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



LOCATION

Carlisle is the main administrative centre for Cumbria and south west Scotland with a resident population of 75,000 but much wider catchment. The property is conveniently located just off Scotch Street and next to the entrance to the Market Hall. Nearby occupiers include **Wilko, TK Maxx, Sports Direct, Greggs and Poundland**. The Lanes Shopping Centre lies opposite.

For identification purposes only the property is shown shaded red on the attached extract from the Goad Trade Plan.

DESCRIPTION

An attractive retail unit with triple glazed extensive frontage to the Market Hall, providing a modern open plan ground floor sales area and a first floor store area. The unit is fit out and ready for immediate occupation and suitable for a variety of uses, subject to planning.

ACCOMMODATION/AREAS

Ground floor sales 18.58 sq m (200 sq ft)
First floor store 18.30 sq m (197 sq ft)

SERVICES

Mains electricity is connected to the unit.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as shop and premises with a 2017 List Rateable Value of £6,900. The national non-domestic rate in the £ for the current (2022/2023) rate year is 49.9p for small businesses.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of D-88.

LEASE

The premises are available to let by way of a new effectively full repairing and insuring lease, linked to the shopping development service charge provisions.

RENT

£12,750 per annum exclusive.

SERVICE CHARGE

The service charge for the current financial year is approximately £2,522 exclusive.

INSURANCE

The insurance contribution is approximately £132 per annum.

COSTS

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

VAT

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

VIEWINGS

Strictly by appointment through the sole agent Carigiet Cowen;

Ben Blain

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Michael Cox

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Details prepared

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Regulated by RICS

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