

TO LET

UNIT A & B

26-40 ENGLISH STREET,
CARLISLE CA3 8HU

Carigiet
Cowen



CITY CENTRE LOCATION

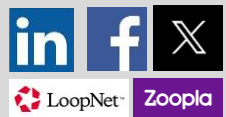
SUITABLE FOR VARIOUS COMMERCIAL USES

RECTANGULAR SHAPED UNIT



01228 544733

www.carigietcowen.co.uk



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 subject property is part of the former House of Fraser demise, with proposed access facing onto St Cuthberts Lane. For identification purposes only, the location of the subject property is shown overleaf.

DESCRIPTION

A double fronted rectangular unit, with proposed dedicated access to St Cuthbert's Lane. Available as a whole or in part. Suitable for a variety of uses including; retail / office / salon / café / restaurant. Additional accommodation can be made available either side of this space, subject to requirements.

ACCOMMODATION

Floor	Sq m	Sq ft
UNIT A approximately	77.38 sq m	833 sq ft
UNIT B approximately	77 .38 sq m	833 sq ft

LEASE TERMS AND RENT

The units are 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** each, or **£25,000 per annum exclusive** for the whole. A service charge is payable on top of the rent.

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

We understand that the property is elected for VAT, therefore VAT is payable on the rent.

VIEWINGS

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

Ben Blain
Tel: 01228 544733
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Prepared: June 2025

BB/7394

SERVICES

We understand mains water, electricity, gas and drainage are connected to the unit. As part of a new letting, WCs will be provided to these areas.

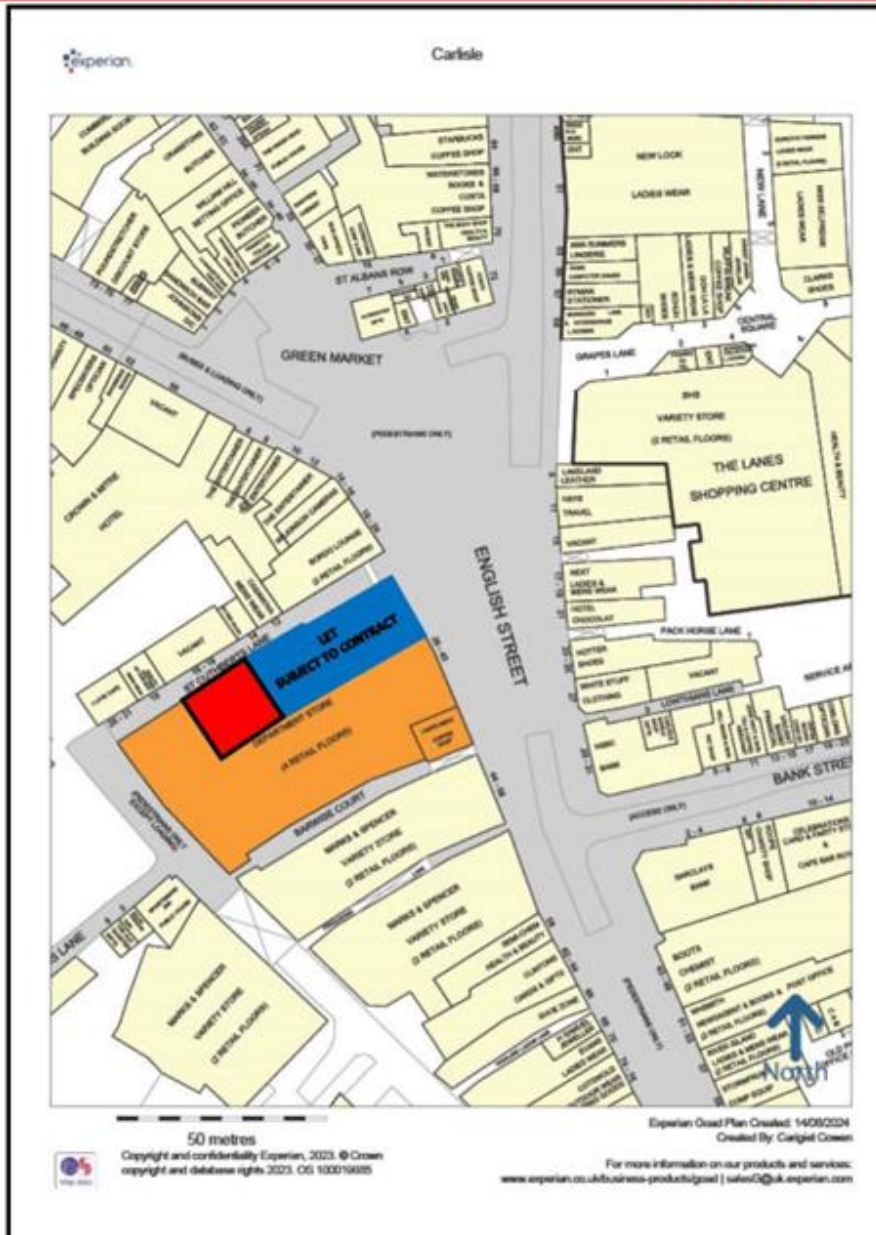
RATEABLE VALUE

A reassessment will be required as part of the sub-division of the building.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C-54.





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 or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.