

TO LET

Various Uses – Subject to Planning

**Carigiet
Cowen**

FORMER TESCO PREMISES

VICTORIA HOUSE, VICTORIA VIADUCT, CARLISLE, CA3 8AJ



AVAILABLE AS A WHOLE OR IN PART

*** PROMINENT CITY CENTRE LOCATION ***

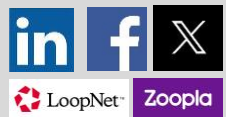
*** LARGE RETAIL UNIT ***

*** DEDICATED CAR PARKING FOR APPROX. 30 CARS UNDERNEATH ***



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www.carigietcowen.co.uk



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria, with a resident population circa 90,000 and a 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. Carlisle is positioned on the West Coast Mainline, and trains run regularly between Glasgow and Edinburgh down to London Euston daily.

The property is located on Victoria Viaduct close to English Street, the prime shopping street for Carlisle, which is fully pedestrianised. English Street benefits from mainly national representation throughout, and occupiers include Marks & Spencer, Primark, Loungers, Caffé Nero, Hotel Chocolat and TrailFinders. The trading position of Victoria Viaduct is close to Carlisle Railway Station and the newly proposed university campus.

Carlisle is currently benefiting from multiple government-funded projects close to English Street that are ongoing or in the pipeline to transform the city centre. These are close to the subject premises and include:

- The Carlisle Citadels project will create an inspirational, inclusive and accessible landmark campus in the centre of the city by 2026, bringing the University of Cumbria to the heart of Carlisle.



- Significant plans for the redevelopment of the front of Carlisle Railway Station was submitted in November 2024, and the works are ongoing.



- The Market Square and Greenmarket regeneration project commenced in August 2024, aiming to improve the 6,000-square-metre area in the city centre. The work is due to be completed by September 2025.



DESCRIPTION

The former Tesco superstore comprises a substantial retail warehouse premises benefitting from personnel access doors to Victoria Viaduct and Blackfriars Street. In addition, accessible delivery loading doors and access to the underground car parking area are available from Blackfriars Street.

Internally, the accommodation is largely open plan and L-shaped. There are two floors of offices in the front part of the building, fronting onto Victoria Viaduct.

The property would be suitable for a range of large-scale retail uses, including continued use as a supermarket, retail warehouse, leisure facility, hotel, and potentially trade counter / industrial, subject to planning.

ACCOMMODATION

Floor	Sq ft	Sq m
Ground Floor	27,000	(2,508)
First Floor Offices	1,472	(137)
Second Floor Offices	1,392	(129)
Car Park	30 no. spaces	

The accommodation could be available in a range of configurations and sizes, subject to use, suitability and covenant strength.

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £285,000. The National Non-Domestic Rate for the current 2025/2026 rate year is 55.5p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C-64.



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a quoting rent of **£175,000 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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7403/BB

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