

CARLISLE
FIRST & SECOND FLOOR SALON ACCOMMODATION
27 ENGLISH STREET
CA3 8JW
TO LET



- *** PROMINENT CITY CENTRE LOCATION ***
- *** SUITABLE FOR VARIOUS COMMERCIAL USES ***
- *** 100% BUSINESS RATES RELIEF ***
- *** FITTED OUT SALON AND BEAUTY SPACES ***
- *** ABILITY TO 'SUB-LET' SUBJECT TO TERMS ***

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 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, Costa, Hotel Chocolat, Caffé Nero and shortly Tesco Express. The subject unit is situated above the national company White Stuff.

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:

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



- ♦ Significant plans for the redevelopment of the front of Carlisle Railway Station have now been officially submitted in November 2024.



- ♦ The Market Square and Greenmarket regeneration project commenced in August 2024, aiming to improve the 6,000-square-metre area in the city centre, due to complete Summer 2025.



DESCRIPTION

27 English Street comprises a substantial block of property made up of traditional block construction. The ground floor tenant is White Stuff, and the salon and beauty spaces are arranged over the first and second floors.

There are a mixture of large open plan and private rooms. Shared WC facilities are provided and a staff kitchen area.

ACCOMMODATION

First Floor Salon 84.47 sq m (909 sq ft)

Second Floor Rooms 71.35 sq m (768 sq ft)

Comprising: -

Room 1 31.35 sq m (337 sq ft)

Room 2 9.60 sq m (103 sq ft)

Room 3 15.49 sq m (167 sq ft)

Room 4 6.88 sq m (74 sq ft)

Room 5 8.09 sq m (87 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Asset Rating is currently being commissioned, and will be made available shortly.

RATEABLE VALUE

The Valuation Office Agency website describes the demise of the property as Hairdressing salon and premises with a 2023 List Rateable Value of £10,000. The national non-domestic rate in the £ for the current 2024/2025 rate year is 49.9p for small businesses. ***** 100% BUSINESS RATES RELIEF IS ATTAINABLE *****

TERMS

The space is available **TO LET** on a new lease from September 2025, for a minimum term of 5 years. The lease will be on an IRI basis, with the tenant responsible for contributing £100 per month towards the service charge.

RENT

Available as a whole only at an initial rent of **£15,000 per annum exclusive**. An ability to sub let rooms can be made available, subject to covenant strength and terms.

COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

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

VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact:-

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Details Prepared:

April 2025

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50 metres

Experian Goad Plan Created: 11/04/2025
Created By: Carigiet Cowen



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