

3785/MB

## CARLISLE

### 30-34 BOTCHERGATE

LARGE SPACE RETAIL/LEISURE UNIT

AVAILABLE AS A WHOLE OR IN PARTS

## TO LET



#### LOCATION

Carlisle is the chief administrative centre for Cumbria, with a resident population circa 75,000 and a catchment in excess of 120,000. The city is the main retail centre for the area, the nearest competing centres being Glasgow 90 miles north; Newcastle 60 miles east; and Preston 90 miles south. The city's railway station is only a short walk away.

Botchergate is located on the southern fringe of the prime retail core and comprises the main leisure and pub circuit location in the city, but also caters for a large space retail activity.

Occupiers in the immediate vicinity include Ibis Hotel, Vue Cinema, Gala Bingo, JD Wetherspoon, Walkabout and Shanghai Shanghai. In addition Riverside Housing Association and Agilisys have substantial office accommodation in the immediate vicinity.

#### DESCRIPTION

- The property comprises a two storey mid terrace building laid out to ground floor sales with ancillary upper floor accommodation.
- The unit has an extensive frontage to Botchergate and the benefit of servicing from Colliers Lane to the rear. The unit can be taken as a whole, but it is possible to sub-divide the space if required.

#### DIMENSIONS & AREAS

Internal Frontage	14.63 m	(48 ft)
Widening to	23.77 m	(77'10")
Sales Depth	44.02 m	(145 sq ft)
Ground Floor Sales	680.03 sq m	(7320 sq ft)
Ground Floor Ancillary	171.01 sq m	(1842 sq ft)
First Floor Ancillary	197.05 sq m	(1543 sq ft)

#### LEASE

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed.

#### RENT

Our clients are prepared to consider a stepped rental up to £70,000 per annum over the initial period of the lease.

- Rent free incentive available.

#### RATING

According to the Valuation Office Agency the property has a Rateable Value of £36,500. Applicants are advised to make their own enquiries of the Local Rating Authority Tel: 01228 817234.

#### COST

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

#### VAT

The rent quoted is exclusive of VAT where applicable.

#### VIEWING

Strictly by appointment through the joint agents:

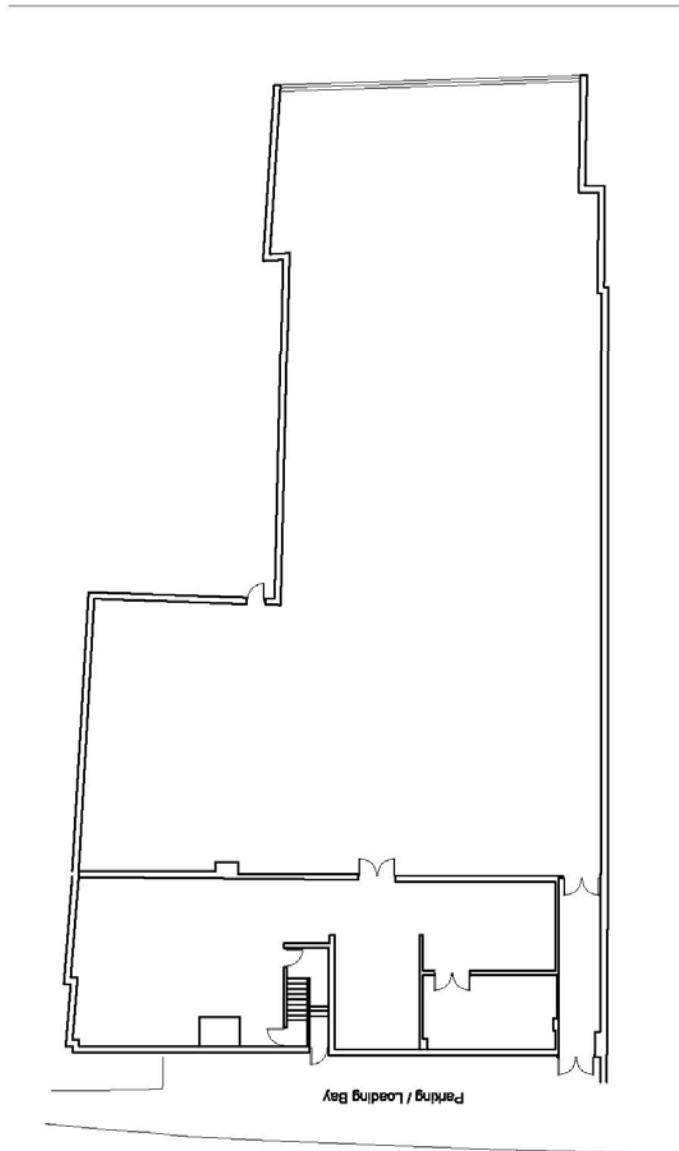
Margaret Bushnell, Carigiet Cowen.  
Tel: 01228 544733. Fax: 01228 520294  
E-mail: mbushnell@carigietcowen.co.uk or

Simon Adams, Peill & Co.  
Tel: 0845 4504444. Fax: 01539 732507.  
E-mail: simon@peill.com

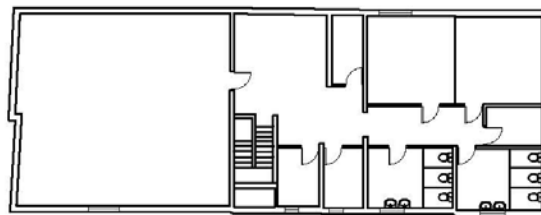
Details prepared  
May 2009



## Botchergate



## Collier Lane



Messrs Carigiet Cowen 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 Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

