# Carigiet Cowen

## Commercial Property Consultants

01228 544733

7461/BB

# **CARLISLE**

### 4 DEVONSHIRE STREET

## TO LET

\*\* PRIME RETAIL UNIT \*\*

\*\* SUITABLE FOR VARIOUS USES \*\*

\*\*NO VAT PAYABLE\*\*

#### **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 property is located on Devonshire Street, a popular street in the centre of Carlisle city centre that is home to a number of well established restaurants and bars..

For identification purposes only the property is shown coloured red on the attached Goad trade plan.

#### DESCRIPTION

A three storey Grade II listed mid-terraced property of traditional stone construction. Providing a rectangular shaped ground floor retail premises with basements, offices on the first and basic second floor ancillary areas.

#### ACCOMMODATION / AREAS

Net Sales Area	73.95 sq m	(796 sq ft)
Sales ITZA	60.57.sq m	(652 sq ft)
First Floor	47.45 sq m	(511 sq ft)
Second Floor	N/A sq m	(N/A  sq ft)
Basement	26.85 sq m	(289 sq ft)

#### **SERVICES**

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

#### **ENERGY PERFORMANCE CERTIFICATE**

The property has the following energy rating of E-124.



#### RATEABLE VALUE

The Valuation Office Agency website describes the property as a Bank and Premises with a 2023 List Rateable Value of £26,500. The Small Business Non-Domestic multiplier for the 2023/2024 rate year is 49.9p in the £.

#### **TERMS**

Available **TO LET** on a new lease for a term of years to be agreed at a rent of £26,750 per annum exclusive

#### **COSTS**

Each party will bear their own legal costs incurred in the transaction. Subject to covenant strength, a rental deposit may be required.

#### VAT

We understand the property is not elected for VAT and VAT will not be payable on the sale price.

#### **VIEWINGS**

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

Ben Blain Tel: 01228 635002 Email: bblain@carigietcowen.co.uk

Amelia Harrison Tel: 01228 635007 Email: aharrison@carigietcowen.co.uk

### **Details prepared**

January 2024



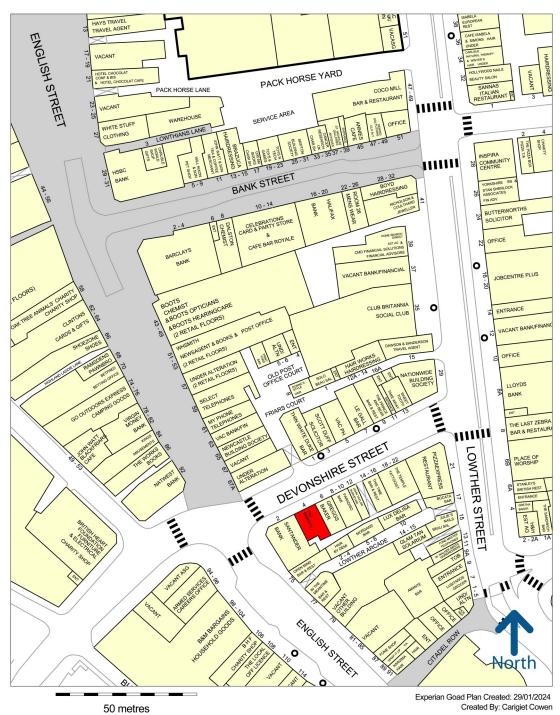


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#### FOR IDENTIFICATION PURPOSES ONLY



Carlisle



Map data

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