

7770/BB

## CARLISLE

### 39 CASTLE STREET REAR WAREHOUSE

# TO LET

**\*\* BASIC STORAGE USE ONLY \*\***

**\*\* SHORT TERM LICENCE \*\*  
AGREEMENT AVAILABLE**

#### LOCATION

The property is located in a good secondary trading location in the city, in close proximity to the prime retail area, the Cathedral, and Tullie House Museum.

39 Castle Street is accessed from Castle Street over an access lane adjacent to the former Hoopers Department Store where loading and unloading is permitted.

For identification purposes only, the location of the property is shown coloured red on the attached extract from the Goad Trade Plan.

#### DESCRIPTION

The opportunity comprises a part ground floor section of a two storey warehouse building providing open plan accommodation at each level.

The accommodation is suitable for basic storage use only.

#### AREAS

Part Ground Floor 451 sq ft (41.90 sq m)  
WC

#### SERVICES

Mains gas, water and drainage are connected.  
**Electricity is not** connected to the property.

Shared toilet facilities are situated within the first floor communal areas.



#### ENERGY PERFORMANCE CERTIFICATE

The warehouse currently holds an Energy Performance Asset Rating of E-124.

#### RATEABLE VALUE

The Valuation Office Agency website has removed the property from the rating list.

#### RENT

Part Ground Floor is available on a new licence agreement for **£2,600 per annum exclusive**.

#### COSTS

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

#### VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

#### VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen. Please contact:

Amelia Harrison

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

Tel: 01228 544733

Ben Blain

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Tel: 01228 544733

#### Details prepared:

February 2025

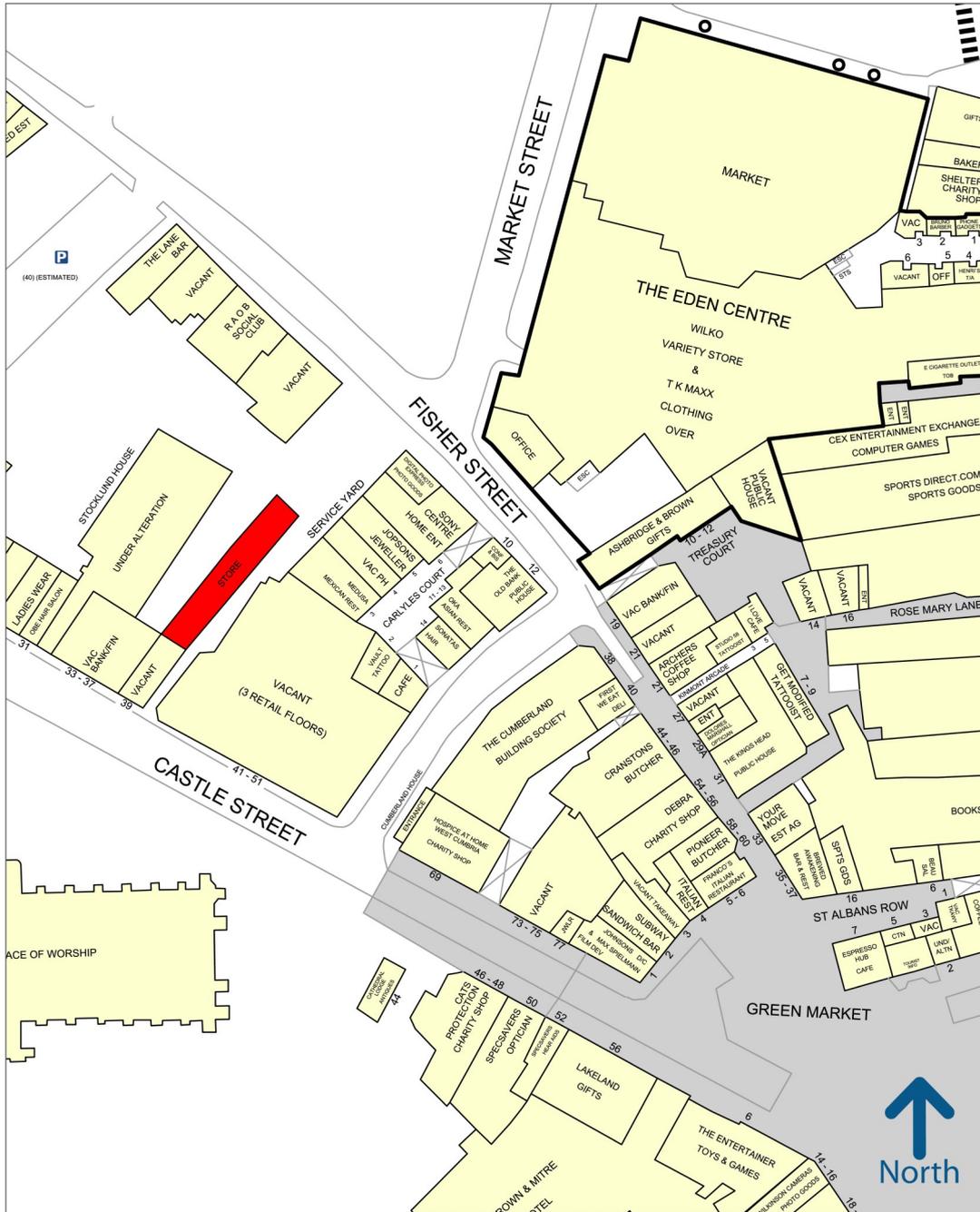


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50 metres

Experian Goad Plan Created: 23/01/2024  
Created By: Carigiet Cowen



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