

TO LET

UNIT 3 COLERIDGE HOUSE
THE MALTINGS, SHADDONGATE
CARLISLE CA2 5TU

Carigiet
Cowen



DEDICATED CAR PARKING

* CENTRAL CITY POSITION *

* SUITABLE FOR VARIOUS COMMERCIAL USES *



01228 544733

www.carigietcowen.co.uk



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. Shaddongate lies off Caldewgate, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to the A595 linking Carlisle with West Cumbria.

The property benefits from a highly visible roadside location close to supermarkets Sainsburys and Farmfoods, electrical retailer Peter Tyson and lies immediately next to Salvation Army, Homeplan Kitchens, Subway and Crown Paints.

DESCRIPTION

Unit 3 is a two storey retail showroom benefitting from extensive glazed window frontages. Internally, the ground floor of the accommodation provides a reception area, large open plan space and ground floor WC's and kitchen facilities. The first floor provides offices and stores throughout.

Access for loading is also provided to the rear of the building also.



ACCOMMODATION

Floor	Sq ft	Sq m
Ground Floor Showroom	4,713	(437.88)
First Floor Offices & Stores	2,001	(185.93)
Total Floor Area	6,714	(623.81)

USE

The property lends itself towards a range of uses including warehouse, retail showroom, gymnasium, dance studio, and community uses.

SERVICES

We understand mains water, electricity and drainage are connected.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £37,250. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC, one is being commissioned and will be made available shortly.



LEASE TERMS AND RENT

The property is available **TO LET** from November 2025 on a new FRI lease for a term of years to be agreed, at a rent of **£40,000 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

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

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 amended: June 2025

7817/BB



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