

TO LET FORMER CTD PREMISES: 11,555 SQ FT (1,073.5 SQ M) (may sell)

Carigiet Cowen

BRIDGE STREET, VIADUCT ESTATE, CARLISLE CA2 5BN



- ◇ EXTENSIVE SHOWROOM & OFFICE SPACE
- ◇ 2no. TRADE COUNTER / COLLECTION & DESPATCH AREAS
- ◇ GOOD SIZED WAREHOUSE
- ◇ GENEROUS PARKING/ SECURE YARD
- ◇ SUITABLE FOR A VARIETY OF USES
- ◇ CLOSE TO CITY CENTRE & CAR PARKS
- ◇ DIRECT ACCESS OFF CASTLEWAY

RENT: £46,000 PER ANNUM

*** A sale of the long leasehold interest would be considered ***

01228 544733
www.carigietcowen.co.uk

**IMMEDIATELY AVAILABLE BY ASSIGNMENT OR
SUBLET OF EXISTING LEASE**



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Property Description

The property provides a detached showroom/ trade warehouse unit. The unit has previously been used as a showroom, trade counter and tile distribution facility which includes ground and first floor office accommodation. The property also benefits from generous external parking areas and a large well surfaced yard area.

Specification

- ◇ Steel portal frame building with profile metal sheet over
- ◇ Showroom display windows to Viaduct Road elevation
- ◇ Customer & Staff Parking plus external yard area
- ◇ First floor Offices, Kitchen/breakout area
- ◇ Lends itself to a variety of uses

Accommodation

The property has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring Practice (6th Edition):

GF Sales/Display/Offices	2,585 sq ft	(240.14 sq m)
Trade Counters (x2)	1,400 sq ft	(130.38 sq m)
Warehouse	6,369 sq ft	(591.71 sq m)
FF Office & Ancillary	1,114 sq ft	(103.50 sq m)

Tenure

The property is available by way of an assignment of the existing lease or a new sub-lease for the remaining term, expiring 7 April 2029, at the current passing rent of **£46,000 per annum**.

Alternatively, consideration may be given by the landlord to granting a new longer term lease, subject to an agreement of suitable terms.

Location

The property is located on Viaduct Estate Road, a short distance from Carlisle City Centre. Access from the north and east is via Castle Way which connects directly to the A595, which in turn provides access via Wigton Road to the west. Access to the north and east is via the A7 and A69 respectively. Junctions 42, 43 and 44 of the M6 motorway are less than 3 miles away. Carlisle City Centre and the West Coast Main Line Railway Station are a short distance to the east of the property.

The Viaduct Estate is a long-established commercial location close to a number of the larger car parks serving the City Centre. A large Sainsburys supermarket is also located a short distance away.

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000, drawing on a wider catchment of over 380,000. The City is the principal retail centre for the area, with Newcastle 60 miles east, and Glasgow 95 miles north.

Business Rates

The property has a Rateable Value of £37,250.

Energy Performance Certificate

The current energy efficiency rating of the property is D-78.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT, if applicable, will be charged at the standard rate.

For further information or to arrange a viewing, please contact: RICHARD PERCIVAL

rpercival@carigietcowen.co.uk Tel: 01228 635006 or 07776 147 039

01228 544733

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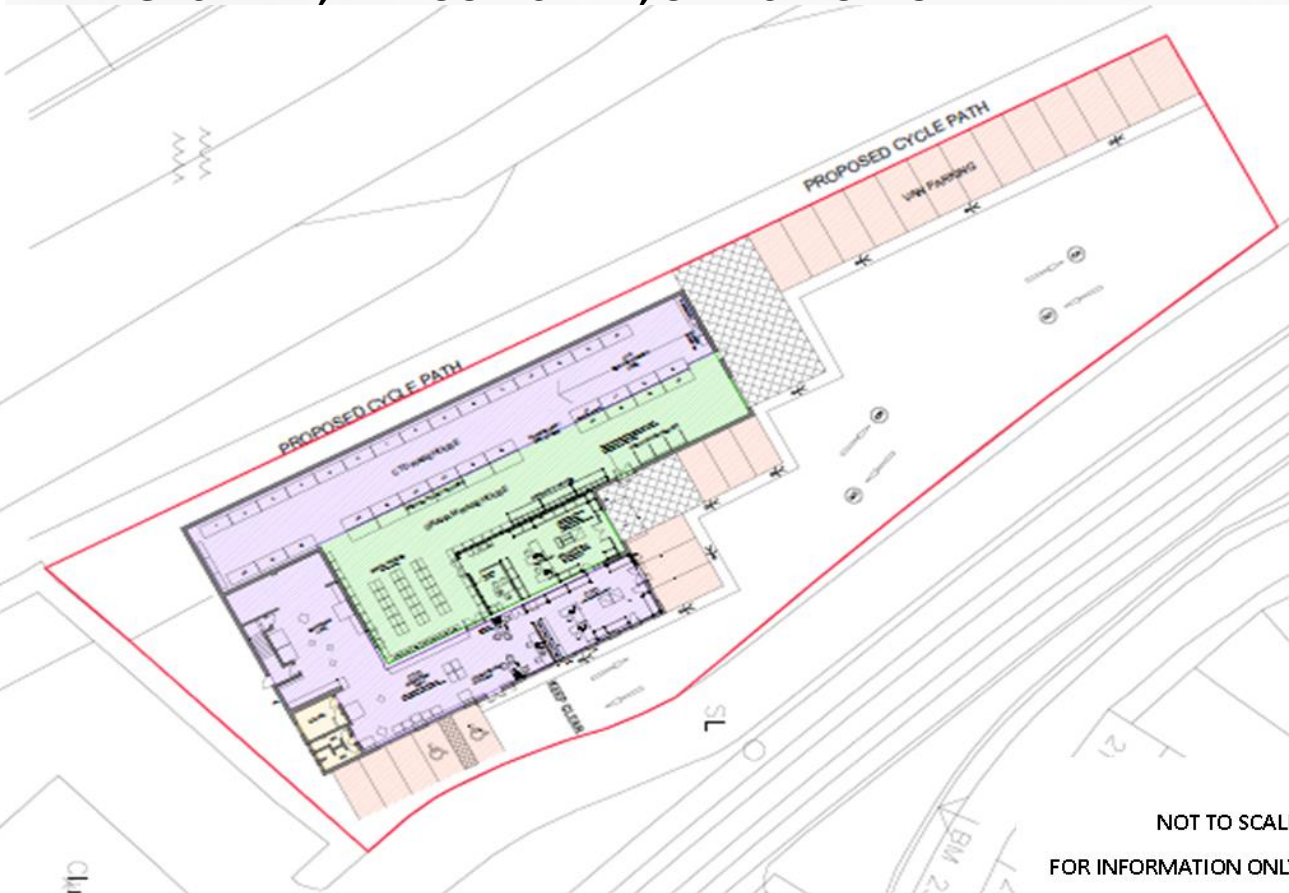
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Details Updated: June 2025

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