

# CARLISLE TO LET

2/2A LOWTHER STREET, CA3 8DA



**\*\*\* PROMINENT ROADSIDE CITY CENTRE LOCATION \*\*\***

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

**\*\*\* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS \*\*\***

**\*\*\* POTENTIAL FOR OUTDOOR SEATING AVAILABLE \*\*\***

**\*\*\* RETURN WINDOW FRONTAGES \*\*\***

## 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 in the heart of the city on the intersection between Lowther Street and Warwick Road, close to The Crescent and to the intersection with Devonshire Street, in a popular mixed retail, and daytime and evening leisure area boasting numerous popular bars and restaurants. Other well established retailers close to 2/2A Lowther Street include the popular Halston Hotel including Barton's Yard and Penny Blue restaurant, long established hair salon Atelier, Nando's, Pizza Express, Fine & Country Estate Agents, House of Malt and multiple car parks offering convenience. Established local operators include Gretna Bakery, The Warwick, Sandwich Bar and Stanley's Bar.

The new University of Cumbria campus, Borderland redevelopment of the Citadel Buildings is in the pipeline and Carlisle Train Station has commenced. This section of Lowther Street lies within close proximity to these developments. Carlisle train station is less than 5 minutes walk away, and this area is now highly regarded as one of the stronger trading position for the city.

The location of the building is shown on the Goad Trade Plan overleaf.

## DESCRIPTION

2-2a Lowther Street is an end of terrace corner building, offering a self-contained ground floor with basement unit. Internally the ground floor is open plan with an integral staircase leading to a well-equipped basement previously used as offices and stores, with WC and staff kitchen point. The building benefits from extensive return window frontages to Lowther Street and Warwick Road.

Subject to requirements and end use, outdoor seating could be attainable subject to consent from Cumberland Council.

## ACCOMODATION/AREAS

Sales ITZA	51.00 sq m	(549 sq ft)
Basement	43.20 sq m	(465 sq ft)
WC		

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

2-2a Lowther Street has an Energy Performance Asset Rating of E-119.

## TERMS & RENT

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£20,000 per annum exclusive**.

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 of 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.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £11,250. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

**\*\* 100% BUSINESS RATES RELIEF ATTAINABLE \*\***

## VAT

We understand the property is not elected for VAT, and therefore VAT will not be payable on the rent.

## COSTS

Each party will be responsible for their own legal and professional costs incurred. A rental deposit will be required on a new letting, subject to covenant strength.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact:-

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Details Prepared: April 2025



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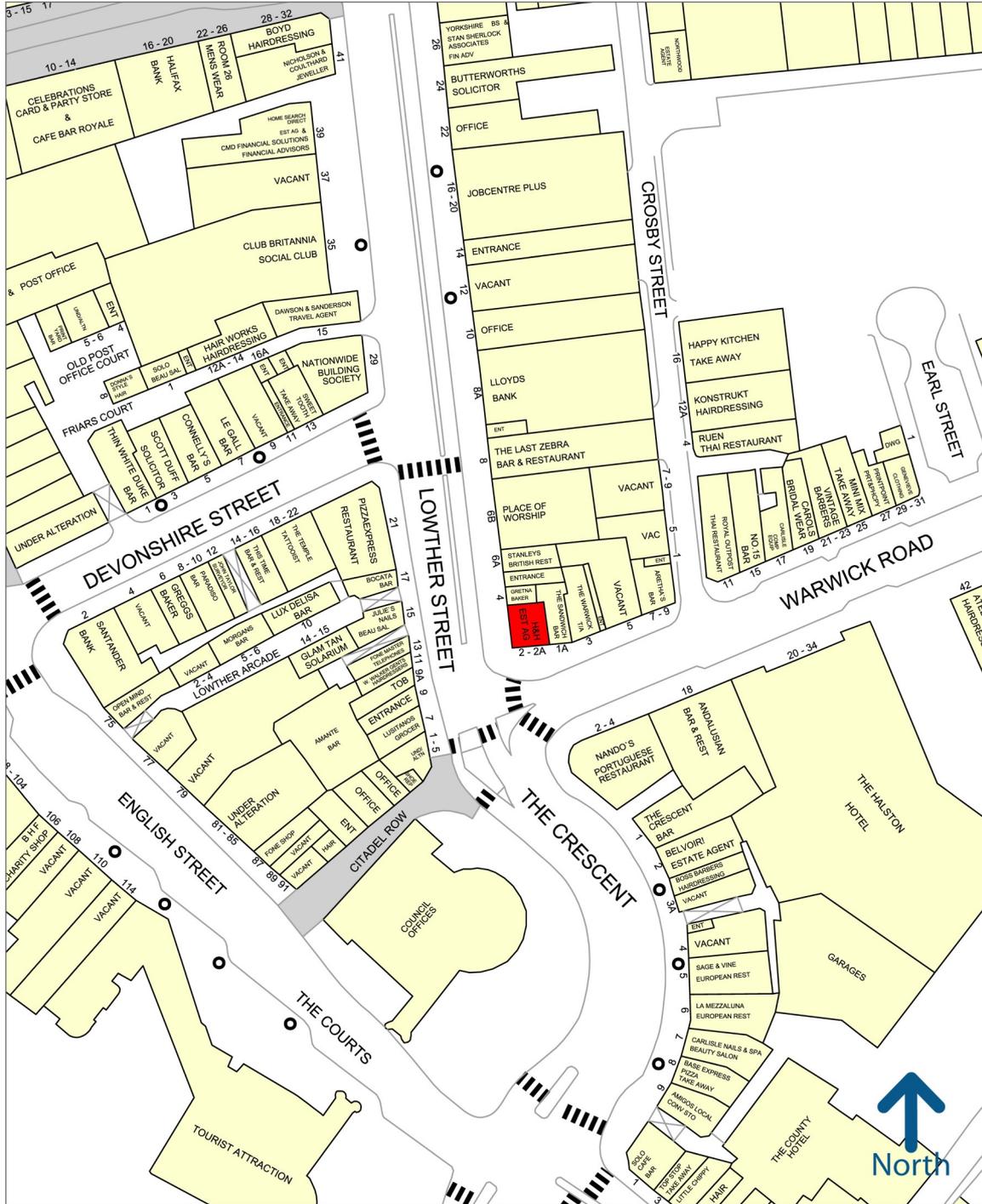
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# Carigiet Cowen



Carlisle



Experian Goad Plan Created: 24/04/2025  
Created By: Carigiet Cowen



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