

6171/CS

CARLISLE

GENERAL BUILDING
24-26 PORTLAND SQUARE

OFFICE BUILDING
(REFURBISHMENT POTENTIAL)
WITH ON SITE PARKING

**TOTAL FLOOR AREA:
10,692 SQ FT (993 SQ M)**

(POTENTIAL FOR SUB-DIVISION)

TO LET / MAY SELL

LOCATION

Carlisle, Cumbria's only City, is the main population and commercial centre for Cumbria and a large part of south west Scotland. The City is home to the Head Quarters of the Edinburgh Woollen Mill Group and the Stobart Group.

DESCRIPTION

The property is well situated in the popular Portland Square, on the fringe of Carlisle City Centre. A few hundred metres to the south are the new Head Quarters for Cumbria County Council. The subject property is an attractive building which offers features including:-

- Open plan floor plates
- Disabled toilet facilities
- Approximately 22 on site parking spaces
- Perimeter computer trunking
- Parts are in need of refurbishment

FLOOR AREAS

Ground Floor	3,900 sq ft	(362 sq m)
First Floor	3,800 sq ft	(353 sq m)
Second Floor	<u>2,992 sq ft</u>	<u>(278 sq m)</u>
Total	10,692 sq ft	(993 sq m)

Toilets and kitchen facilities are on each floor.

Externally, there are approximately 22 parking spaces.

SERVICES

All mains services are laid on to the property.



RATING ASSESSMENT

According to the Valuation Office Agency website, the property is described as Offices and Premises, and currently has two assessments in the 2017 List as follows:

Ground Floor: £27,000 RV

First and Second Floors: £39,500 RV

The draft 2023 List Rateable Value confirmed by the Valuation Office Agency as follows:

Ground Floor: £29,500 RV

First & Second Floors: £43,750 RV

The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-70

TERMS

The accommodation is available to let as a whole or on a floor by floor basis. Consideration will be given to sale. Rent/price on application.

COSTS

Each party will bear their own costs incurred.

VAT

All figures quoted are exclusive of VAT.

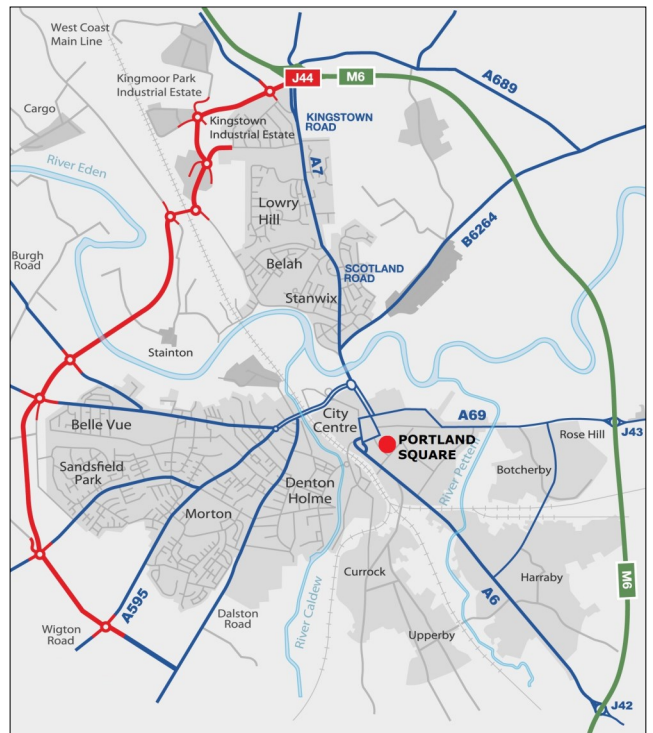
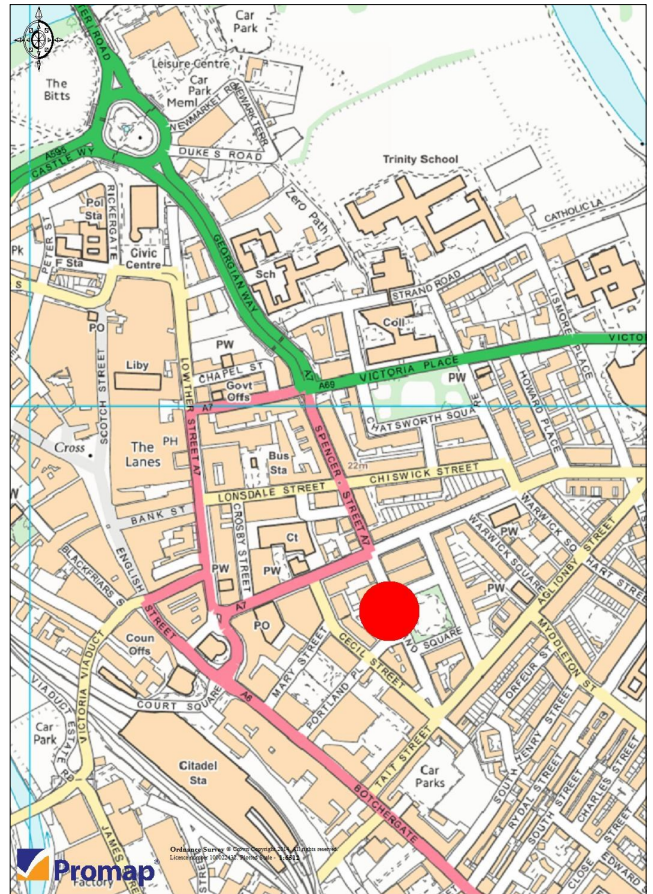
VIEWINGS

Strictly by appointment with Joint Agents.

Carigiet Cowen
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Details amended: Dec 2022



Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they 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;

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