

CARLISLE

3 CARLYLE'S COURT



SPACIOUS RETAIL UNIT IN ATTRACTIVE COURTYARD DEVELOPMENT WITHIN THE CENTRAL AREA

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 75,000 and a 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.

Carlisle's Court is an attractive courtyard development adjacent to Hoopers Department Store in the historic part of the city close to the Cathedral, Castle and Tullie House Museum. Current tenants include quality jewellers, lingerie specialist, bistro/café, hair salon and recently extended Sony Centre.

DESCRIPTION

Attractive lock-up shop unit adjacent to the entrance to Hoopers Department Store. The unit has recently been refurbished and is ready for immediate occupation.

AREAS

Ground Floor	150.31 sq m	(1618 sq ft)
First Floor	96.71 sq m	(1041 sq ft)



LEASE

The unit is available by way of a new 3 year or multiples of 3 year leases on effectively full repairing and insuring terms linked to the development's full on site service charge provision.

RENT

£17,500 pa exclusive.

SERVICE CHARGE

A service charge is levied to cover the cost of insurance, maintenance and repair of common parts.

VAT

The development is registered for VAT and VAT will be charged on rent and other outgoings.

COSTS

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

VIEWING

Strictly by appointment through the sole agents, Carigiet Cowen.

Details prepared

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