

7458/AH

## CARLISLE

39 CASTLE STREET  
SECOND FLOOR OFFICE

## TO LET

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



### LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. The offices occupy a good central location fronting Castle Street overlooking the Cathedral and adjacent to the former Hoopers Department Store.

For identification purposes only, the location of the property is shown coloured red on the attached extract from the Goad Trade Plan.

### DESCRIPTION

Good quality second floor office accommodation with shared access and toilet facilities.

- Electric night store heating
- Integrated fire alarm and smoke detection
- Excellent natural lighting
- Fully carpeted throughout
- Shared Ladies and Gents toilet facilities

### AREAS

Net Internal Area 21.7 sq m (233 sq ft)

### SERVICES

Mains electricity, water and a connection to the public sewer are laid on.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-74

### RATING

The Valuation Office Agency website indicates the offices have a 2023 List Rateable Value of £1,300.

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### LEASE TERMS

The property is available **TO LET** for a term of years to be agreed at a rent of **£2,500 per annum exclusive**.

### COSTS

Each party will be responsible for their own legal costs incurred in the transaction. A rental deposit may be required, subject to covenant strength.

### VAT

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

### VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen. Please contact:

Amelia Harrison  
Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)  
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**Details prepared**  
January 2024





Carlisle



Experian Goad Plan Created: 05/04/2017  
Created By: Carigiet Cowen



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