

3658/HMB

CARLISLE

6 ENGLISH STREET

PRIME RETAIL UNIT

TO LET



LOCATION

The property occupies a prominent location on English Street, close to its junction with Scotch Street and opposite the entrance to the Lanes Shopping Centre. The section of English Street in which the property is located is fully pedestrianised. Retailers in the immediate vicinity include **Top Shop, First Choice, Clarks, House of Fraser, British Home Stores and Jaeger.**

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

DESCRIPTION

The property comprises a ground floor lock up shop with basement storage with the following approx net internal floor areas:-

Ground Floor Sales	35.39 sq m	(381 sq ft)
Ground Floor Ancillary	4.74 sq m	(51 sq ft)
Basement Ancillary	65.40 sq m	(704 sq ft)
TOTAL	105.53 sq m	(1136 sq ft)

RATING

According to the Valuation Office Agency web site, the property has a 2010 List Rateable Value of £34,750. The uniform business rate for the 2010/2011 rate year is 41.4p in the £. Interested parties are advised to verify the above with the local rating authority, telephone 01228 817234.

LEASE

The property is available by way of a full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

Available on request.

VAT

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

VIEWING

Strictly by appointment with the joint agents:-

Margaret Bushnell
Carigiet Cowen
Tel: 01228 544733
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Or

Robert Darwen
Jones Lang LaSalle
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Email: robert.darwen@eu.jll.com

Details amended:

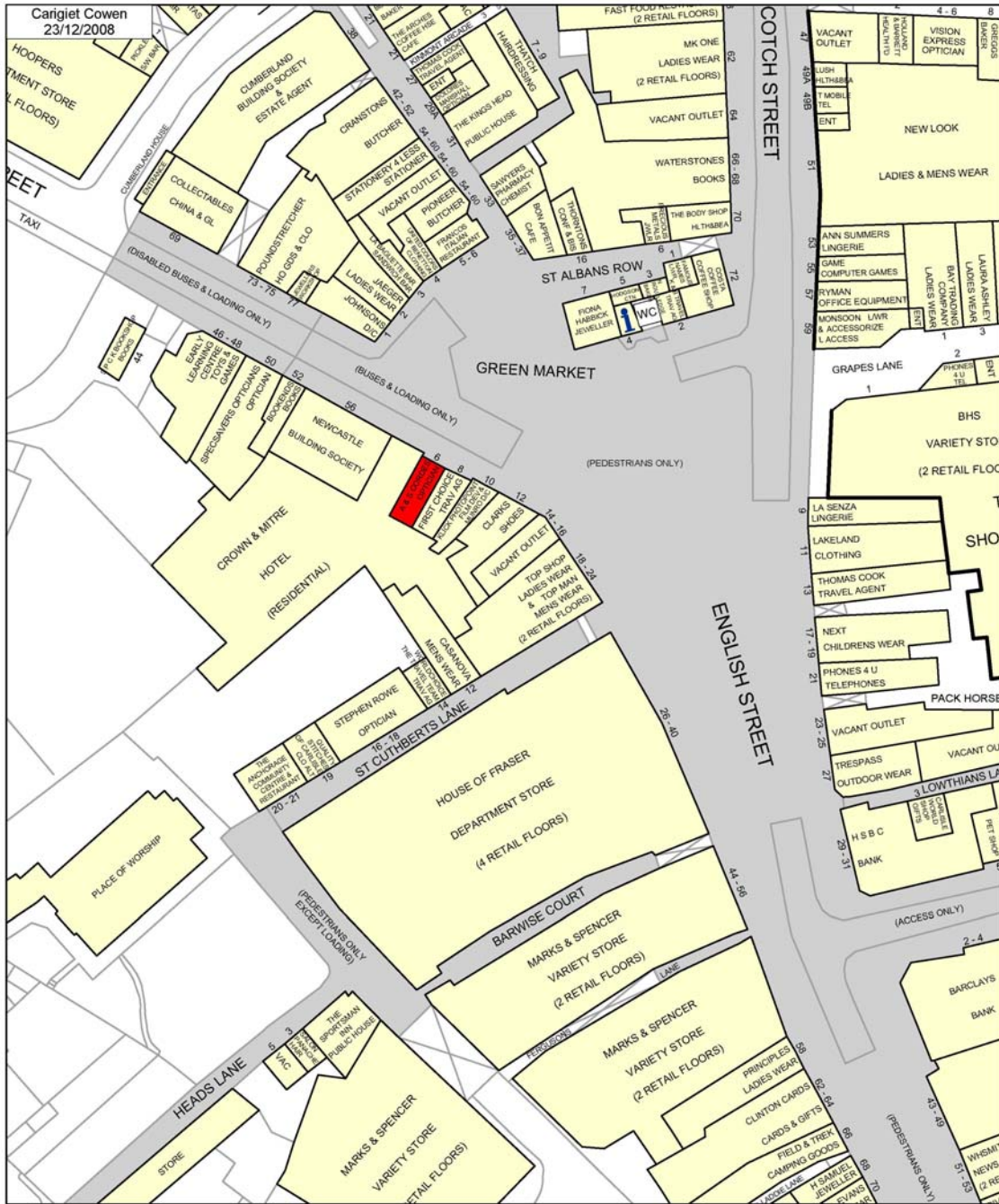
April 2010

Carigiet Cowen

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Carlisle

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50 metres

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