

TO LET

**Carigiet
Cowen**

GROUND FLOOR UNIT 3

26-40 ENGLISH STREET, CARLISLE, CA3 8HU



PRIME CITY CENTRE RETAIL UNIT

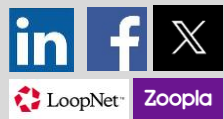
- * SITUATED BETWEEN TESCO & CAFFÉ NERO *
- * LAST UNIT WITH FRONTAGE TO ENGLISH STREET *
- * INCENTIVES AVAILABLE *

APPROXIMATE NET INTERNAL AREA 1,100 SQ FT



01228 544733

www.carigietcowen.co.uk



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria, with a resident population circa 90,000 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 is positioned on the West Coast Mainline, and trains run regularly between Glasgow and Edinburgh down to London Euston daily.

The property is located on English Street, the prime shopping street for Carlisle, which is fully pedestrianised. English Street benefits from mainly national representation throughout, and occupiers include Marks & Spencer, Primark, Loungers, Costa, Hotel Chocolat, Caffé Nero and Tesco Express. The subject unit is between two national operators: Tesco Express and Caffé Nero. The trading position of 26-40 English Street is arguably the best in Carlisle City Centre.

Carlisle is currently benefiting from multiple government-funded projects close to English Street that are ongoing or in the pipeline to transform the city centre. These are close to the subject premises and include:

- The Carlisle Citadels project will create an inspirational, inclusive and accessible landmark campus in the centre of the city by 2026, bringing the University of Cumbria to the heart of Carlisle.



- Significant plans for the redevelopment of the front of Carlisle Railway Station have now been officially submitted in November 2024.



- The Market Square and Greenmarket regeneration project commenced in August 2024, aiming to improve the 6,000-square-metre area in the city centre. The work is taking place directly in front of 26-40 English Street. Due to be completed by September 2025.



DESCRIPTION

26–40 English Street represents a prominent block of traditional four-storey brick-built property. The available ground floor unit features an attractive glazed frontage onto English Street and benefits from DDA-compliant access. It occupies the remaining ground floor frontage between Tesco and a larger unit—located to the right of Caffè Nero—that has already been secured by a national tenant.

The space will be handed over in a shell specification, complete with a kitchenette and WC to the rear. Suitable for a wide range of potential uses—subject to planning—this unit presents a versatile opportunity. Interested parties from all sectors are encouraged to arrange a viewing. Floor plans are provided overleaf.

ACCOMMODATION

Approximate Net Internal Area 1,100 sq ft

SERVICES

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

RATEABLE VALUE

The property is currently undergoing a reassessment.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C-54.

USE

The unit is suitable for various commercial uses: Nail bar, hair salon, smoothie or juice bar, mobile phone accessories, and grab & go food.

LEASE TERMS AND RENT

Available TO LET on a new lease, with terms to be agreed, at a quoting rent from **£29,750 per annum exclusive**. This is a rare and niche chance to acquire a brand-new unit between Tesco Express and Caffé Nero.

COSTS

Each party will be responsible for its own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

We understand the property is eligible for VAT, and therefore VAT will be payable on rent and other outgoings.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Ben Blain
Tel: 01228 544733
Email: bblain@carigietcowen.co.uk

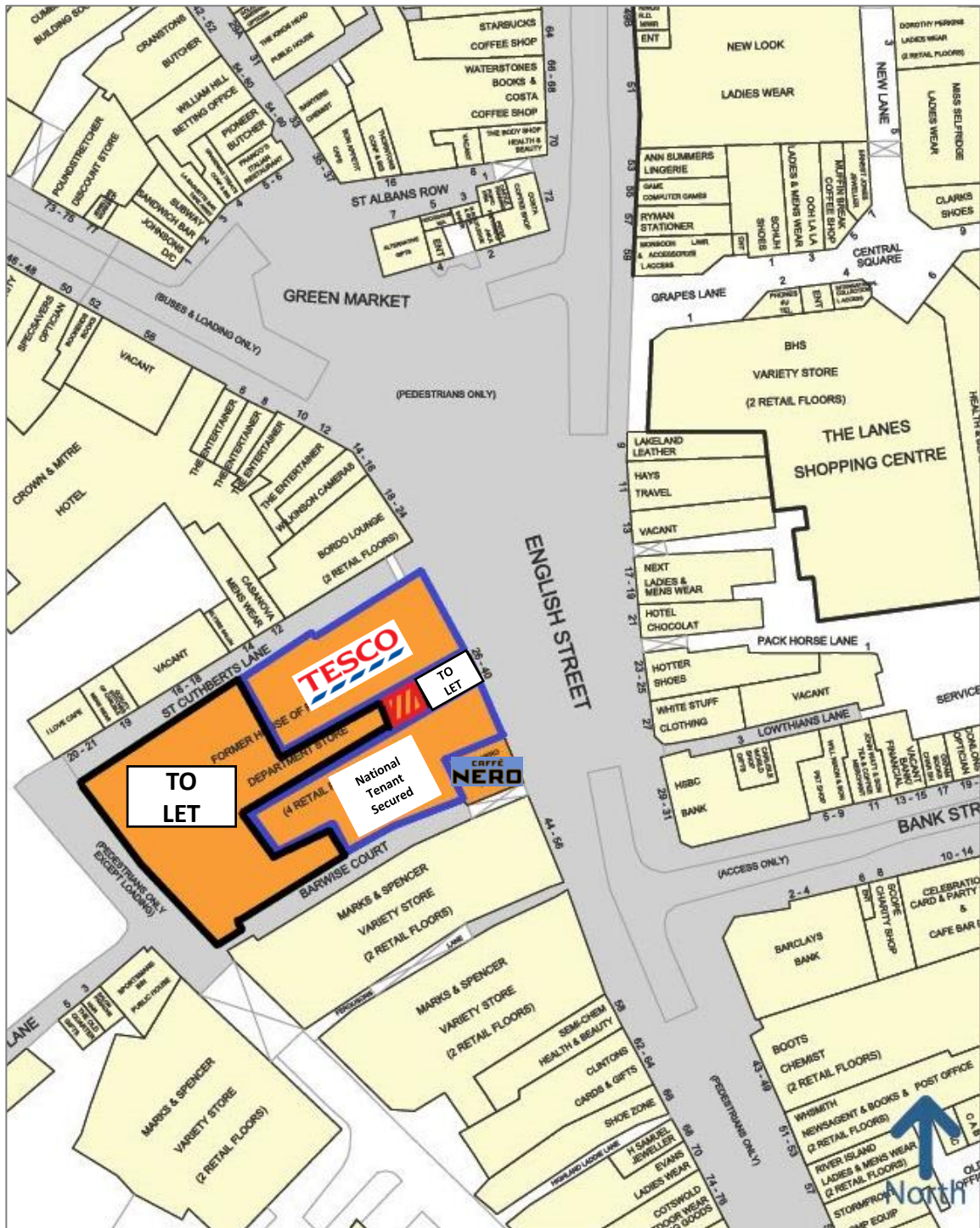
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Details Prepared: November 2025

7394/BB

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