

3645/CS

## CARLISLE

### 3 WILFRED STREET

### SELF CONTAINED CENTRAL OFFICE PREMISES

### TO LET



**NET FLOOR AREA 1900 sq ft 176.42 sq m**  
**INC BASEMENT STORES**

#### LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. The city's catchment extends to a large part of south west Scotland.

Wilfred Street lies to the south east side of the city centre in a mixed commercial area with a number of substantial office users.

Immediately adjacent is the city's new Exchange House Travel Lodge and other office occupiers nearby include Cumbria County Council, Cumbria Constabulary, The Registrar and local solicitors.

For identification purposes only, the location of the property is shown circled red on the attached OS Plan extract.

#### DESCRIPTION

The property comprises a semi detached two storey period office building with additional attic and basement accommodation.

The property benefits from full gas fired central heating, computer wiring and ample car parking within 200 m.

#### ACCOMMODATION

##### Ground Floor

Entrance Lobby

Entrance Hall

Office 1

17.47 sq m (188 sq ft)

Office 2

21.65 sq m (233 sq ft)

Kitchen

9.48 sq m (102 sq ft)

##### First Floor

Office through room

46.36 sq m (499 sq ft)

Ladies & Gents wc's

##### Second Floor

3 attic stores/occasional offices

38.64 sq m (416 sq ft)

#### Basement

3 stores 42.82 sq m (461 sq ft)

(one with ideal Mexico gas fired boiler)

**TOTAL FLOOR AREA 176.42 sq m (1900 sq ft)**

#### Externally

Pedestrian right of way to rear

#### SERVICES

Mains water, electricity, gas and drainage are connected. There is gas fired central heating via panelled radiators throughout. A fire alarm is installed.

#### RATING

The property is currently assessed at a Rateable Value of £8,900. The national non-domestic rate for the current (2010/2011) rate year is 41.4p in the £. Interested parties are advised to make their own enquiries of the local rating authority, telephone 01228 817234.

#### LEASE

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

#### RENT

**£9,500 pa (nine thousand five hundred pounds).**

#### VAT

The rent quoted is exclusive of VAT where applicable.

#### COSTS

Each side will bear their own legal costs in connection with the transaction.

#### VIEWING

Strictly by appointment with the sole agents.

#### Details amended

April 2010.



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