

6470/BB

## CARLISLE

70/72 ENGLISH STREET

## TO LET

**\*\*GROUND FLOOR\*\***

**\*\* PRIME RETAIL UNIT \*\***

**\*\* FULLY REFURBISHED \*\***

**\*\* EXTENSIVE GLAZED FRONTAGE \*\***



### LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 80,000 and a catchment in excess of 150,000. The city is the principal retail centre for the area drawing off the rest of Cumbria, south west Scotland and the Borders. The larger cities of Newcastle lie 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

English Street is the prime shopping pitch for Carlisle and is home to multiple national operators including; Marks & Spencer, Topshop, Joules, Hotel Chocolat, Paperchase, Boots and WH Smith.

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

### ACCOMMODATION

The property comprises a substantial retail unit, recently fully refurbished which is laid out to ground floor sales. The main sales area is of an L shape. Staff ancillary areas are fitted to the rear of this space including kitchen and wc.

### DIMENSIONS & AREAS

External Frontage	6.15 m	(20' 2")
Rear Width	10.36 m	(34')
Sales Depth	24.49 m	(80' 4")
Net Sales Area	165.18 sq m	(1,778 sq ft)
Staff Ancillary	72.00 sq m	(775 sq ft)

### SERVICES

Mains gas, water, electricity and drainage are connected. Heating is provided to the sales area and first floor stores.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-92.

### RATING ASSESSMENT

The Valuation Office Agency website describes the property as ground floor shop and premises with a 2017 List Rateable Value of £46,250.

**\*\*Eligible businesses may be able to claim 66% rate relief up to 31st March 2022 & 50% rate relief from 1st April 2022 to 31st March 2023 \*\***

### LEASE

Available **TO LET** by way of a new lease for a term of years to be agreed at a rent in the region of **£35,000 pa exclusive** for the ground floor .

### USE

Suitable for a variety of commercial retail uses including; A1, A2, A3, A4 and A5, subject to planning.

### VAT

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

### COSTS

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

### VIEWING

Strictly by appointment through the sole agents, Carigiet Cowen

For further information please contact, Ben Blain  
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**Details Amended:** October 2021



RICS Regulated

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Carlisle



50 metres

Experian Goad Plan Created: 02/09/2021  
Created By: Carigiet Cowen



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