

6913/RP

**TO LET No 1 VICTORIA PLACE,**  
**CARLISLE, CA1 1EJ**

**PRIME CITY CENTRE OFFICE / RETAIL SPACE**



**CIRCA 4,000 SQ FT (370 SQ M) OVER 4 FLOORS**

**SHORT DISTANCE FROM THE LANES SHOPPING CENTRE ENTRANCE**

**SUITABLE FOR A VARIETY OF USES**

**ONSITE CAR PARKING AVAILABLE**

**RENT ONLY - £22,000pa ( VAT NOT APPLICABLE )**

## LOCATION

Carlisle is the commercial centre for Cumbria and South West Scotland, it covers a large economic functional area with over half a million residents within an hour's drive of the City Centre.

The property is located fronting Victoria Place within a popular mixed commercial and business location. Nearby occupiers include Armstrong Watson Accountants, Carlisle College and the Health & Safety Executive. The entrance to The Lanes Shopping Centre is within approximately 50m.

## DESCRIPTION

The accommodation comprises an elegant double fronted 3 storey Grade II Listed building with basement storage of traditional brick and stone construction beneath a slate covered roof.

Internally, **No 1 Victoria Place** provides a range of good sized rooms many of which retain original features including ornate cornicing, ceiling roses and attractive fireplaces. The rooms are well decorated and carpeted throughout with perimeter trunking and Cat. 2/3 lighting. The property benefits from good levels of natural light via large timber framed sliding sash windows, a number of which have secondary glazed along the front elevation.

Secure car parking is available to the side and rear of the property with access direct from Victoria Place.

## ACCOMMODATION

**No 1 Victoria Place** comprises the following approximate floor areas:-

<b>Ground Floor Office / Retail Space</b>	947 sq ft	(88 sq m)
<b>Lower Ground Office / Retail Space &amp; Stores</b>	540 sq ft	(50 sq m)
Toilets (visitors and staff)	—	—
<b>First Floor Office / Retail Space</b>	1,150 sq ft	(107 sq ft)
Kitchen/stores	242 sq ft	(22 sq m)
Toilet	—	—
<b>Second Floor Office / Retail Space &amp; Store</b>	714 sq ft	(66 sq m)
<b>Basement Stores</b>	500 sq ft	(46 sq m)

**External** - Side & Rear parking for up to 5 vehicles *available through separate negotiation.*

## SERVICES

The property is connected to all mains services and benefits from gas central heating, intruder and fire alarm systems.

## RATING ASSESSMENT

The Valuation Office Agency website indicates the property has a 2017 Rateable Value of £20,250. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £21,250. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-85.

## TERMS

**No 1 Victoria Place** is offered To Let as a whole by way of a new full repairing and insuring lease for a term of years to be agreed, subject to periodic rent reviews, at a rent of **£22,000 per annum**, exclusive of business rates and other outgoings. **VAT is not applicable on the rent**, so would be ideally suited for a dental practice.

Alternatively, the Landlord would not object to a prospective tenant leasing the whole property with a view to bringing in other sub-tenants that complement their business. For example, the building could provide an excellent base for an enterprising tenant who wanted to create a 'wellness' centre offering hair & beauty/ physio /acupuncture /chiroprapist offer or even Yoga/ Pilates.

## COSTS

Each party to be responsible for the payment of their own legal fees incurred in any new lease.

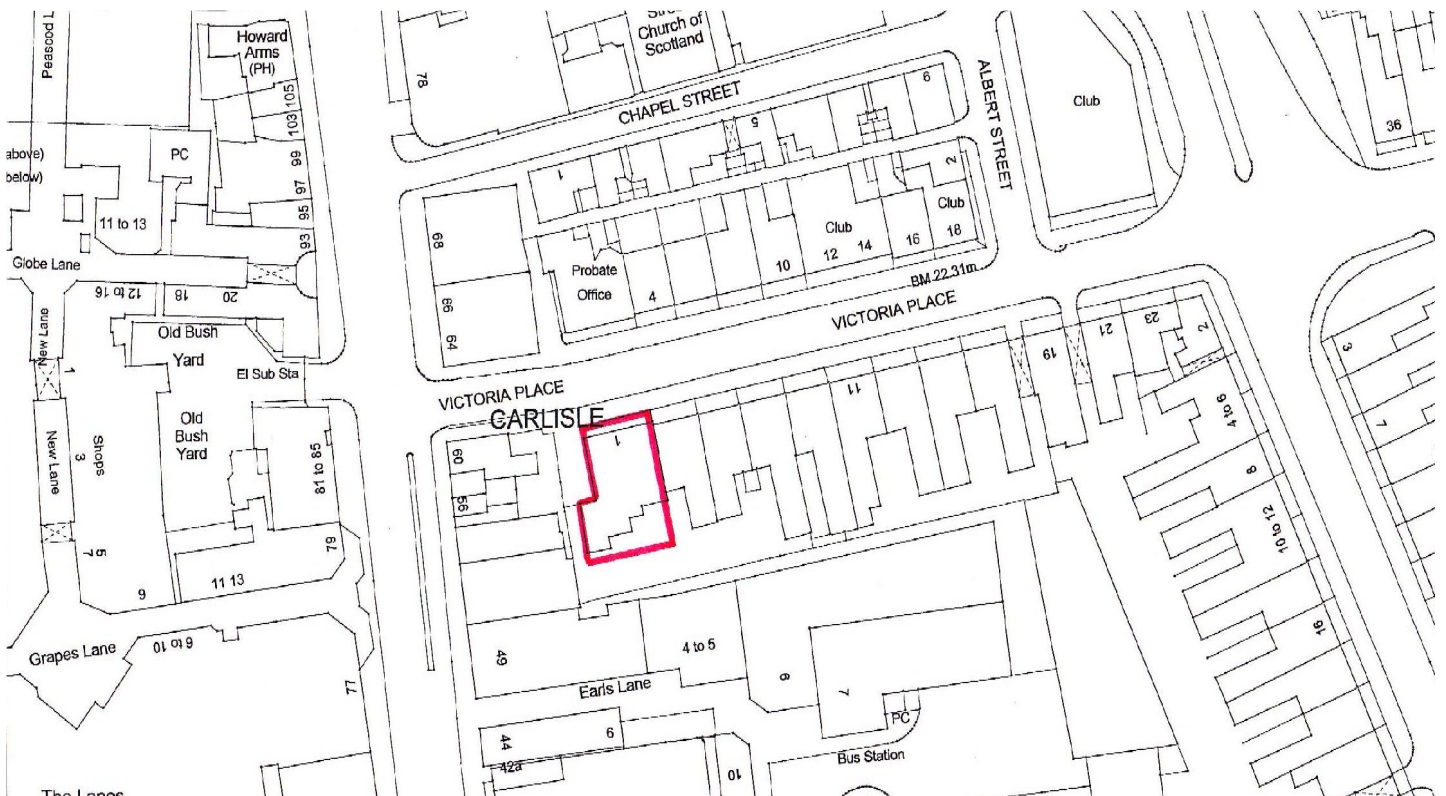
## VIEWINGS

For further information or to arrange a viewing of **No 1 Victoria Place** please contact:-

**Richard Percival**  
**Tel: 01228 635006**  
**Email: rpercival@carigietcowen.co.uk**

**Details amended: December 2022**





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