

6130/BB

CARLISLE

UNIT 2A *PROPOSED*
ST NICHOLAS STREET

TO LET

***** CORNER SHOWROOM UNIT *****
***** DEDICATED PARKING *****

LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland with a resident population of circa 85,000 but much wider catchment. The city benefits from convenient transport links to other parts of the UK, lies on the fringe of the Lake District National Park and will shortly open Carlisle Airport providing flights to Ireland and the south of England.

St Nicholas Street lies off London Road, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to J42 of the M6 Motorway a couple of miles to the south.

The property benefits from a highly visible roadside location close to Dominos Pizza on Botchergate and the St Nicholas Gate Retail Park, where national occupiers include Asda, Poundland, Iceland, B & M Bargains and Halfords.

DESCRIPTION

Unit 2A can provide a rectangular shaped showroom/commercial unit on the corner of the property providing an extensive window display frontage, DDA accessibility, integral kitchen and WC's with dedicated car parking to the rear.

USE

The accommodation would be suitable for a variety of commercial uses including: -

- Sales Showroom / Trade Counter
- Funeral Directors
- Children's Nursery / Kids Soft Play Area
- Offices

ACCOMMODATION

Approximate Area 300 sq m 3,229 sq ft

(Can also be combined with Units 2B and Unit 1 if required. Indicative floor areas shown below, subject to sub division)

Unit 2B	500 sq m	5,382 sq ft
Unit 1	350 sq m	3,767 sq ft



SERVICES

Mains water, electricity and drainage are connected to the property.

RATING ASSESMENT

The building will be subject to a re-assessment following the sub-division works.

TERMS

The property is available **TO LET** on a new effective FRI lease by way of service charge for a term of years to be agreed at a rent in the region of **£40,000 per annum exclusive**

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-68.

COSTS

Each party will bear their own costs incurred.

VAT

We understand the property is NOT registered for VAT. Therefore NO VAT will be payable on the rent.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the sole agents Carigiet Cowen. For further information contact Ben Blain.

T: 01228 635002

E: bblain@carigietcowen.co.uk

Details prepared
July 2023



Suite 2 Telford House, Riverside,
Warwick Road, Carlisle CA1 2BT

E-mail: carlisle@carigietcowen.co.uk



INDICATIVE FLOOR PLAN—NOT TO SCALE AND SUBJECT TO SUB-DIVISION



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;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.