

TO LET

Various Commercial Uses – Subject to Planning

FORMER SCOTBY CYCLES BUILDING

CHURCH STREET, CALDEWEGATE, CARLISLE, CA2 5TL

Carigiet Cowen



* PROMINENT ROADSIDE POSITION IN CARLISLE *

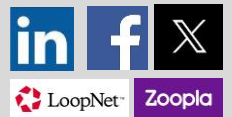
* LARGE RETAIL SHOWROOM / WAREHOUSE PREMISES *

* SUITABLE FOR VARIOUS USES *



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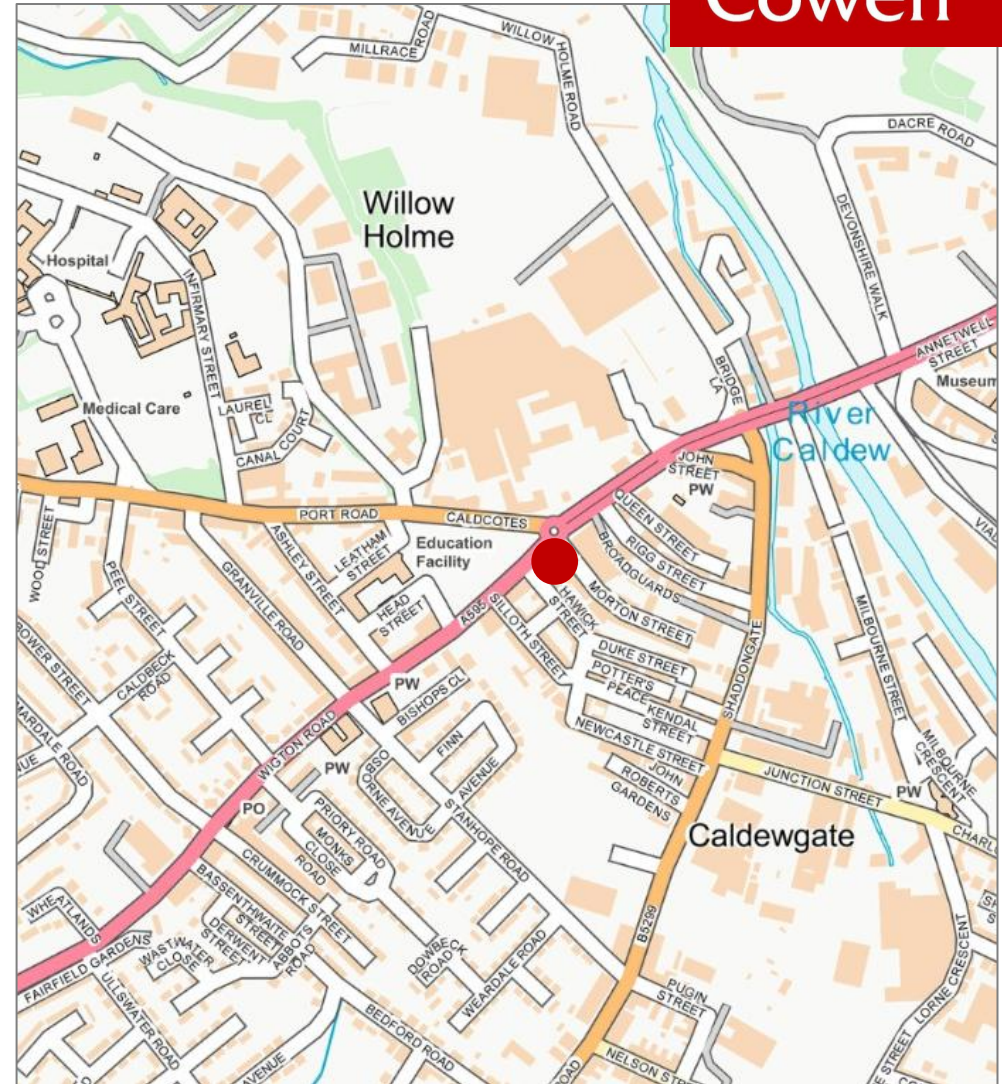
LOCATION

The former Scotby Cycles sits in Caldewgate, on the prominent roundabout which provides routes to Wigton Road, Newtown Road and Carlisle city centre. Occupiers within the immediate vicinity include The Cumberland Infirmary, McVities, GT Tyres and Sainsbury's, as well as the Port Road Business Park. This is a highly prominent location, attracting a high volume of passing traffic daily.

DESCRIPTION

The building sits on the corner of Church Street and Morton Street and is a three-storey traditional brick building under a pitched slate roof. The unit has a shop front to Caldewgate and windows installed down the Morton Street elevation at the first-floor level. A fire exit door to the rear left-hand corner provides an escape route/delivery door from Church Street.

Internally, the space features an expansive open plan large ground-floor showroom, upper-floor workshop / stores, offices, WC and further stores to the second floor area.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground floor	537.44	5,785
First floor	416.02	4,478
Second floor	241.18	2,596
Attic	82.41	887
Gross Internal Area	1,277.05	13,746

SERVICES

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

RATEABLE VALUE

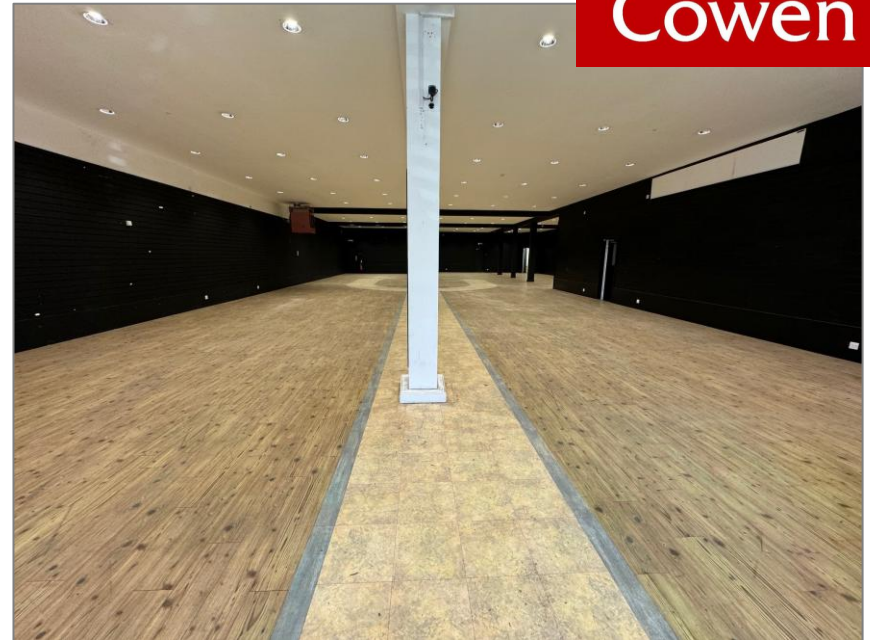
The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £22,750. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

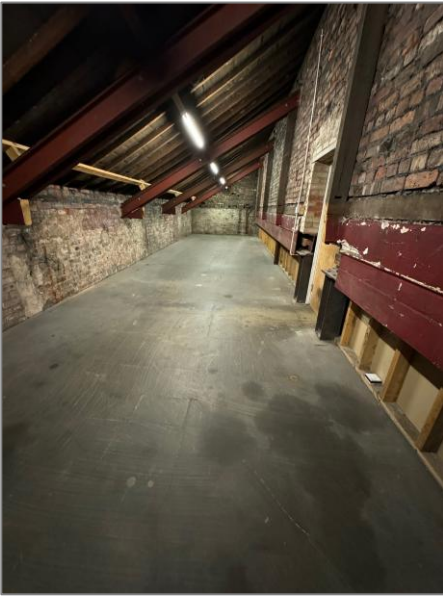
ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Asset Rating of D (86).

USE

The building would be suitable for various commercial uses including kitchen / carpet / bathroom showroom, storage, fitness / dance / gymnastics and restaurant, and others.





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LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent of **£30,000 per annum exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

No VAT is payable on the rent.

VIEWINGS

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

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7920/BB

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