

3695/MB

CARLISLE

10 ENGLISH STREET

PRIME RETAIL UNIT

TO LET

(immediately available)



LOCATION

The property occupies a prominent location on English Street close to its junction with Scotch Street and opposite the entrance to The Lanes Shopping Centre. The section of English Street in which the property is located is fully pedestrianised. Retailers in the immediate vicinity include Clarks, First Choice, House of Fraser, Topshop, BHS and Jaeger.

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

DESCRIPTION

The property comprises a ground floor lock up shop with basement storage with the following approximate net internal floor areas:-

Ground floor sales	39.58 sq m	(426 sq ft)
Ground floor ancillary	3.62 sq m	(39 sq ft)
Basement stores	42.83 sq m	(461 sq ft)
TOTAL	86.03 sq m	(926 sq ft)

RATING

According to the Valuation Office Agency website the property has a 2010 list Rateable Value of £32,250. The uniform business rate for the 2010/2011 rate year is 41.4p in the £. Interested parties are advised to verify the above with the local Rating Authority telephone 01228 817234.

LEASE

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

RENT

Details upon request

VAT

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

VIEWINGS

Strictly by appointment with the joint agents:-

Margaret Bushnell, Carigiet Cowen

Tel: 01228 544733. Email: mbushnell@carigietcowen.co.uk

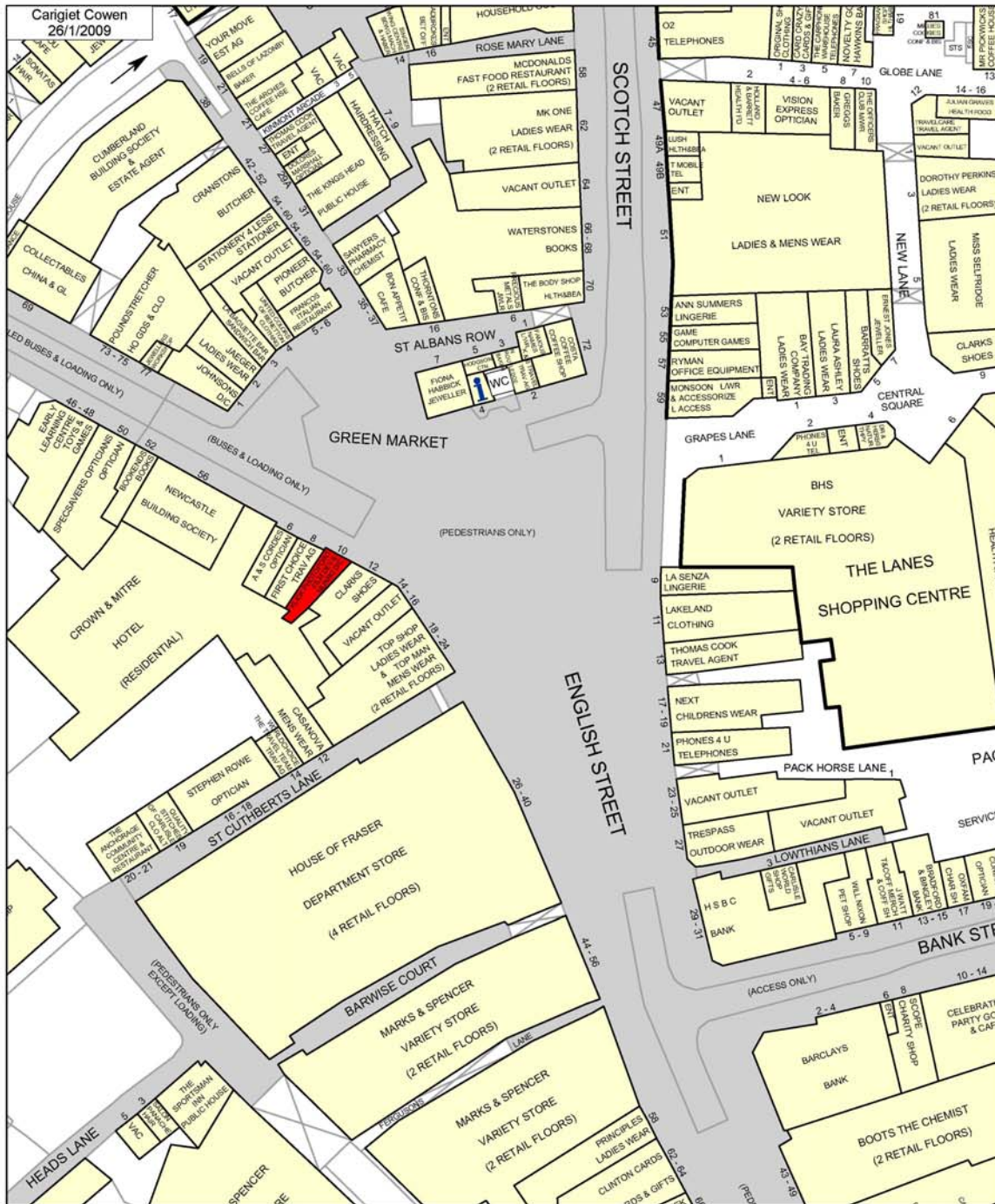
Or our joint agent

Robert Darwen, Jones Lang LaSalle

Tel: 020 7318 7823. Email: robert.darwen@eu.jll.com

**Details amended
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