

TO LET

Various Uses – Subject to Planning

GROUND FLOOR, 64 LOWTHER STREET, CA3 8DP

Carigiet Cowen



01228 544733

www.carigietcowen.co.uk

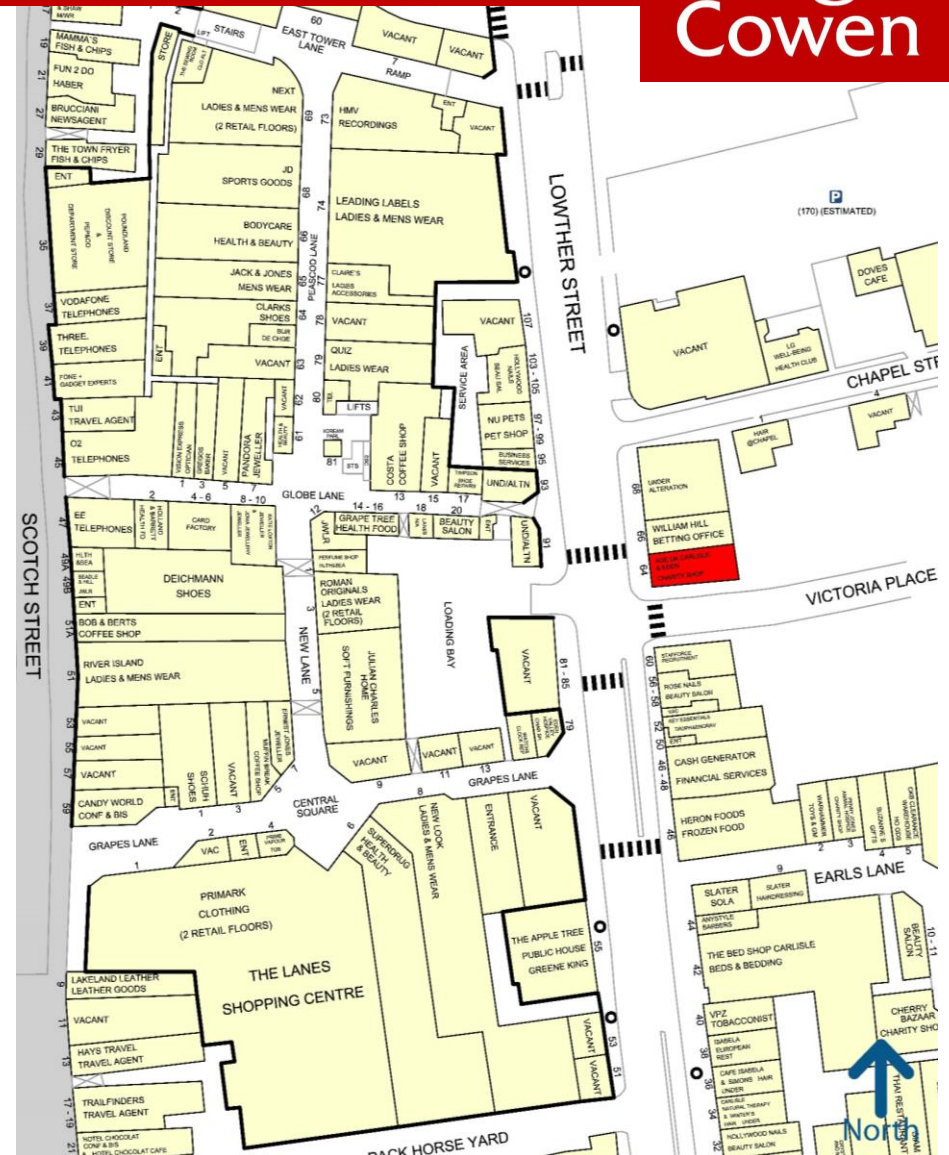
- * PROMINENT CITY CENTRE LOCATION *
- * SUITABLE FOR VARIOUS COMMERCIAL USES *
- * STRONG RETURN WINDOW FRONTAGES *
- * DDA ACCESSIBILITY *



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria, with a resident population of circa 90,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east, Glasgow 90 miles north, and Preston 80 miles south.

The property is located in the heart of the city on the intersection between Lowther Street and Victoria Place, opposite The Lanes Shopping Centre and on the main bus arterial route through the city. Other well-established retailers close to 64 Lowther Street include William Hill, Eden Valley Hospice, Heron Foods and a range of local independent retailers.



DESCRIPTION

A ground floor end of terrace unit, facing on to Lowther Street and benefitting from panoramic return window frontages onto Victoria Place. Internally, the unit is rectangular in configuration and mostly an open plan sales area with a staff WC and storage to the rear. The unit also benefits from a side access door, convenient for loading/unloading.

ACCOMMODATION

Floor	Sq m	Sq ft
Sales ITZA	55.03	(592)
Net Sales Area	90.39	(973)
WC		

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £15,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Performance Asset Rating of C-73.





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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 in the region of **£15,000 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

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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Details amended: June 2025

7798/BB

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