

TO LET

Various Uses – Subject to Planning

**Carigiet
Cowen**

50 WARWICK ROAD, CARLISLE, CUMBRIA, CA1 1DH



PROMINENT CITY CENTRE LOCATION

- * SUITABLE FOR A VARIETY OF COMMERCIAL USES *
- * HIGH-PROFILE CORNER FRONTAGE TO WARWICK ROAD & CECIL STREET *
- * OPEN PLAN GROUND FLOOR SALES AREA *



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www.carigietcowen.co.uk



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 Warwick Road, close to The Crescent and adjacent to Lowther Street, which is close to the intersection with Devonshire Street, in a popular mixed retail, daytime and evening leisure area boasting numerous popular bars and restaurants. Other well-established retailers close to 50 Warwick Road include the popular Halston Hotel, including Barton's Yard and Penny Blue restaurant, long-established hair salon Atelier, Nando's, Pizza Express, Carol's Bridal, and next door is House of Malt, along with multiple car parks offering convenience.

The new University of Cumbria campus, Borderland redevelopment of the Citadel Buildings, is in the pipeline, and Carlisle Train Station has commenced. This section of Warwick Road lies within close proximity to these developments. Carlisle train station is less than a 5-minute walk away, and this area is now highly regarded as one of the strongest trading positions for the city.



DESCRIPTION

50 Warwick Road is a two-storey, end-of-terrace corner property. The available accommodation comprises the ground floor commercial unit, featuring panoramic corner window frontage to both Warwick Road and Cecil Street, along with the basement area accessed via an integral staircase. The ground floor provides an open-plan sales area, while the basement offers ancillary storage, a kitchen, and WC facilities. The quality of the accommodation is high-end.

ACCOMMODATION / AREAS

Floor	Sq m	Sq ft
Sales ITZA	55.27	595
Net Sales Area	64.48	694
Basement WC	48.10	518

SERVICES

We understand mains water, electricity and drainage are connected to the property. Full certificates will be provided and handed over as part of any new lease.

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £13,250. 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-68.



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 **£22,500 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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