

7404/BB

On the instructions of



CARLISLE

2-4 ENGLISH STREET

TO LET

***** PRIME RETAIL UNIT *****
ATTRACTIVE DOUBLE FRONTAGE



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 80,000 and a 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 unit lies on English Street, the main shopping pitch for Carlisle and has a prominent trading position adjacent to the recently opened Bardo Lounge, Marks & Spencer, House of Fraser and opposite the main entrance to Primark and The Lanes Shopping Centre.

For the purposes of identification only, the unit is shown coloured red on the attached extract from the Goad Trade Plan.

DESCRIPTION

2-4 English Street comprises a modern ground floor double fronted unit with extensive glazed window frontages and attractive surrounding fascia underneath the Crown & Mitre Hotel complex.

Internally the accommodation provides an open plan sales area of rectangular shape suitable for a variety of uses. A combination of staff office, storage areas and a wc has been installed to the rear of the accommodation.

ACCOMMODATION

Net Sales Area	1,065 sq ft	(98.94 sq m)
Sales ITZA	891 sq ft	(82.78 sq m)
Office	135 sq ft	(12.54 sq m)
Store	144 sq ft	(13.36 sq m)
WC		

SERVICES

Mains water, electricity and drainage are connected. Heating is provided by way of electronic wall heaters.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £27,000.

TERMS

Available **TO LET** on a new effectively full repairing and insuring lease by way of service charge for a term of years to be agreed.

RENT

£27,500 per annum exclusive.

SERVICE CHARGE

£443.00 per annum

ENERGY PERFORMANCE CERTIFICATE

Energy performance asset rating of D-89.

COSTS

Each party will bear their own costs incurred.

VAT

All figures quoted are exclusive of VAT, this will be charged in addition at the appropriate rate.

VIEWINGS

Strictly by appointment with the sole agent.

For further information please contact, Ben Blain.

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Details amended

January 2024



Regulated by RICS

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

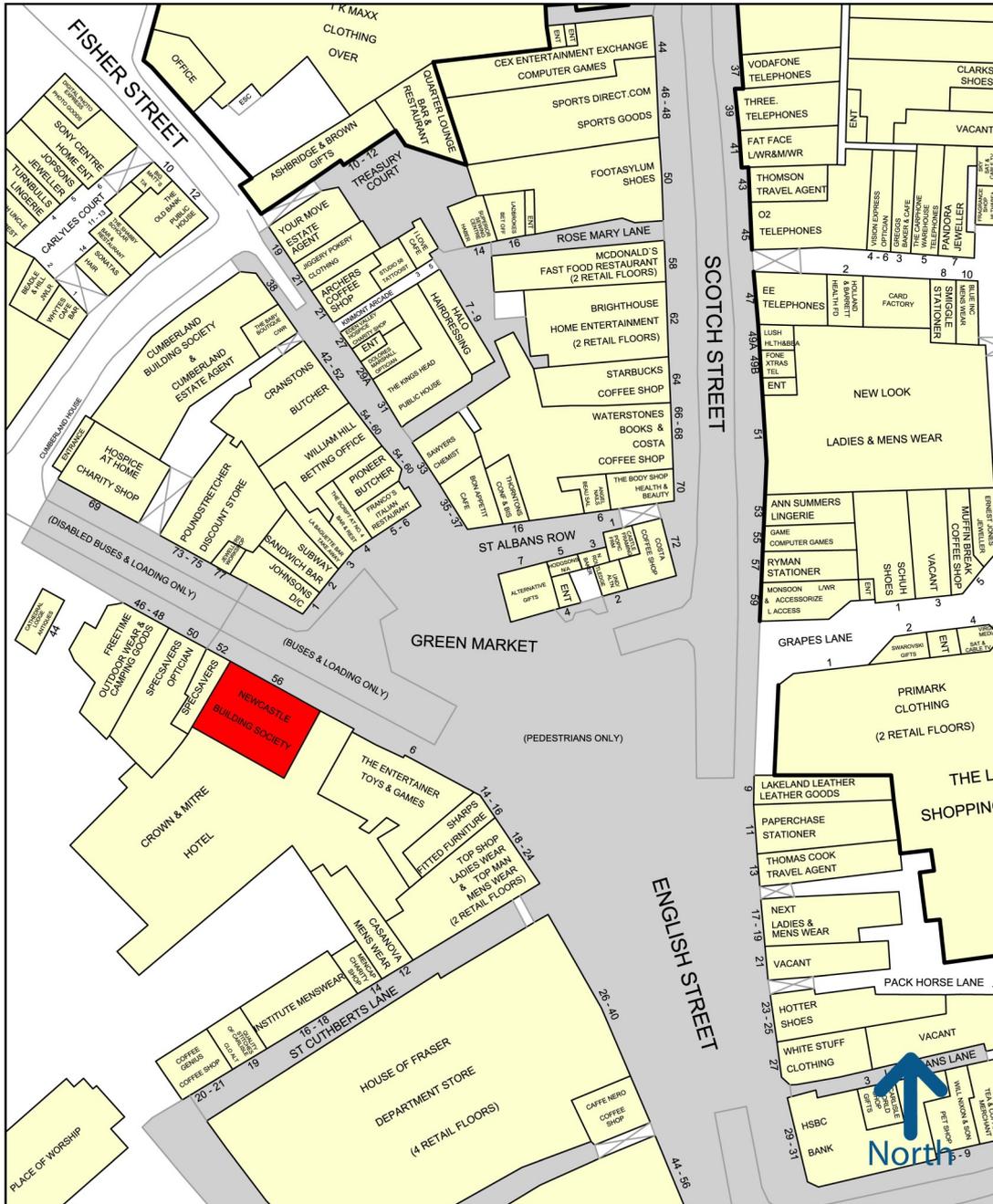
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Carlisle

Carigiet Cowen



50 metres

Experian Goad Plan Created: 14/06/2018
Created By: Carigiet Cowen



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