

6130/BB

## CARLISLE

UNIT 1 \*PROPOSED\*  
ST NICHOLAS STREET

## TO LET

RECTANGULAR SHOWROOM UNIT  
DEDICATED CAR PARKING

### LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland with a resident population of circa 85,000 but much wider catchment. The city benefits from convenient transport links to other parts of the UK, lies on the fringe of the Lake District National Park and will shortly open Carlisle Airport providing flights to Ireland and the south of England.

St Nicholas Street lies off London Road, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to J42 of the M6 Motorway a couple of miles to the south.

The property benefits from a highly visible roadside location close to Dominos Pizza on Botchergate and the St Nicholas Gate Retail Park, where national occupiers include Asda, Poundland, Iceland, B & M Bargains and Halfords.

### DESCRIPTION

Unit 1 can provide a rectangular shaped showroom unit with extensive window frontage to St Nicholas Street. Access to the unit will be by way of an access door off the main lobby area. Internally the accommodation provides an open plan space with integral staff kitchen and wc.

The accommodation would be suitable for a variety of commercial uses incorporating a retail element.

### ACCOMMODATION

Approximate Area 350 sq m 3,767 sq ft

(Can also be combined with Units 2A and 2B if required. Indicative floor areas shown below, subject to sub division)

Unit 2A	300 sq m	3,229 sq ft
Unit 2B	500 sq m	5,382 sq ft

### SERVICES

Mains water, electricity and drainage are connected to the property.



### RATING ASSESMENT

The building will be subject to a re-assessment following the sub-division works.

### TERMS

The property is available **TO LET** on a new effective FRI lease by way of service charge for a term of years to be agreed at a rent in the region of **£25,000 per annum exclusive**

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-68.

### COSTS

Each party will bear their own costs incurred.

### VAT

We understand the property is NOT registered for VAT. Therefore NO VAT will be payable on the rent.

### VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the sole agents Carigiet Cowen. For further information contact Ben Blain.

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Details prepared  
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## INDICATIVE FLOOR PLAN—NOT TO SCALE AND SUBJECT TO SUB-DIVISION



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