

7817/BB

CARLISLE

UNIT 3 COLERIDGE HOUSE
THE MALTINGS, SHADDONGATE
CA2 5TU

TO LET

*** CENTRAL CITY POSITION ***

*** DEDICATED CAR PARKING ***

*** SUITABLE FOR VARIOUS ***
COMMERCIAL USES

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.

Shaddongate lies off Caldewgate, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to the A595 linking Carlisle with West Cumbria.

The property benefits from a highly visible roadside location close to supermarkets Sainsburys and Farmfoods, electrical retailer Peter Tyson and lies immediately next to Salvation Army, Homeplan Kitchens, Subway and Crown Paints.

DESCRIPTION

Unit 3 is a two storey retail showroom benefitting from extensive glazed window frontages. Internally the ground floor of the accommodation provides a reception area, large open plan space and ground floor wc's and kitchen facilities. The first floor provides offices and stores throughout. Access for loading is provided to the rear of the building also.

ACCOMMODATION

Total Floor Area	6,714 sq ft	(623.81 sq m)
Comprising:-		
Ground Floor Showroom	4,713 sq ft	(437.88 sq m)
First Floor Offices & Stores	2,001 sq ft	(185.93 sq m)

SERVICES

We understand mains water, electricity and drainage are connected.



USE

The property lends itself towards a range of uses including warehouse, retail showroom, gymnasium, dance studio, and community uses.

RATING VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £37,250. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

TERMS

The property is available **TO LET** from November 2025 on a new FRI lease for a term of years to be agreed, at a rent of **£40,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC, one is being commissioned and will be made available shortly.

VAT

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

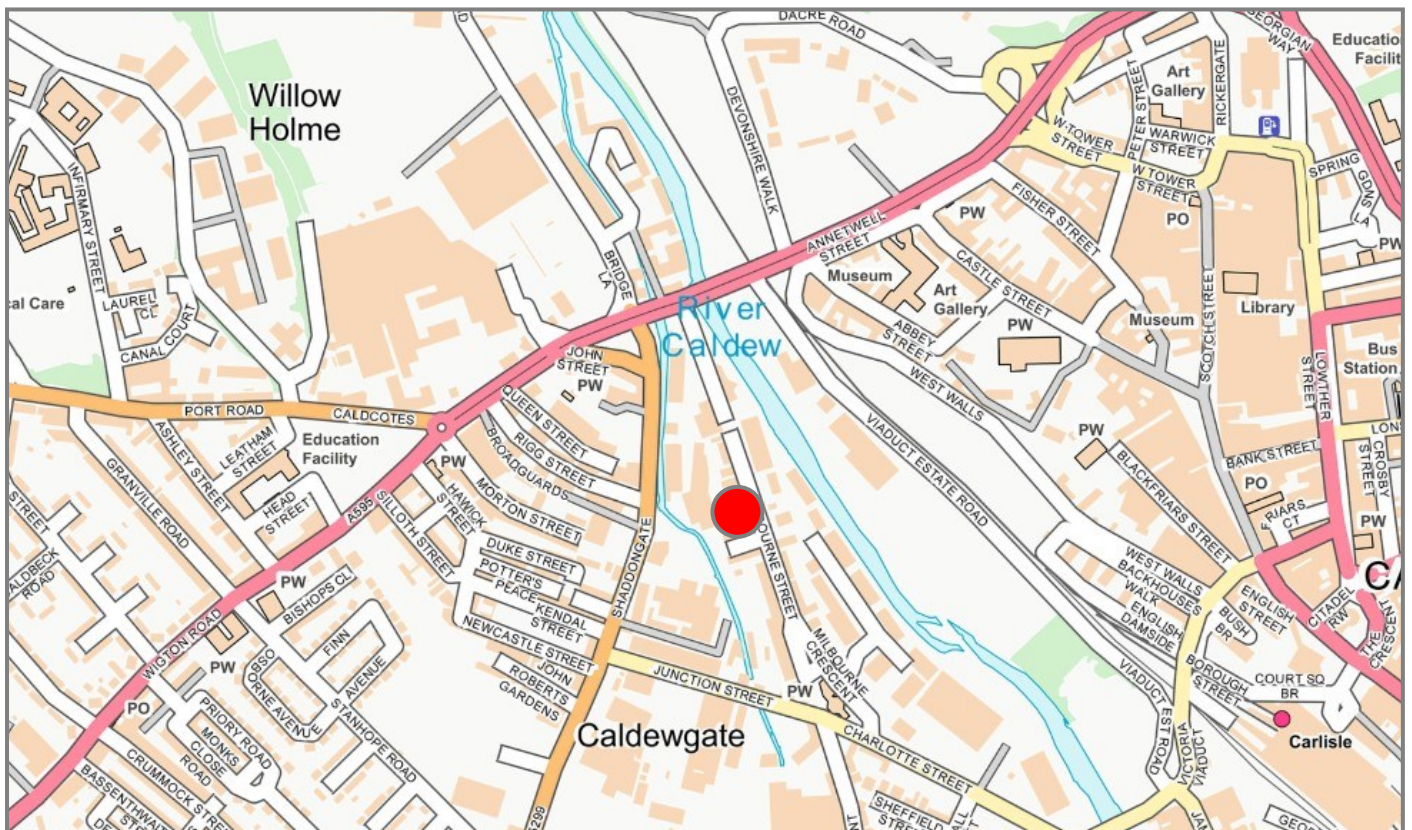
VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For more information contact:-

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Details prepared: May 2025



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