

# TO LET

Various Uses – Subject to Planning

**Carigiet  
Cowen**

**UNIT 1 TOWER COURT  
WEST TOWER STREET, CARLISLE, CA3 8QT**



**PROMINENT CITY CENTRE LOCATION**

**\* NO VAT PAYABLE \***

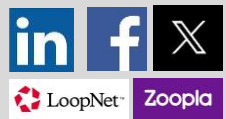
**\* ATTRACTIVE WINDOW FRONTAGES \***

**\* SUITABLE FOR VARIOUS USES \***



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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

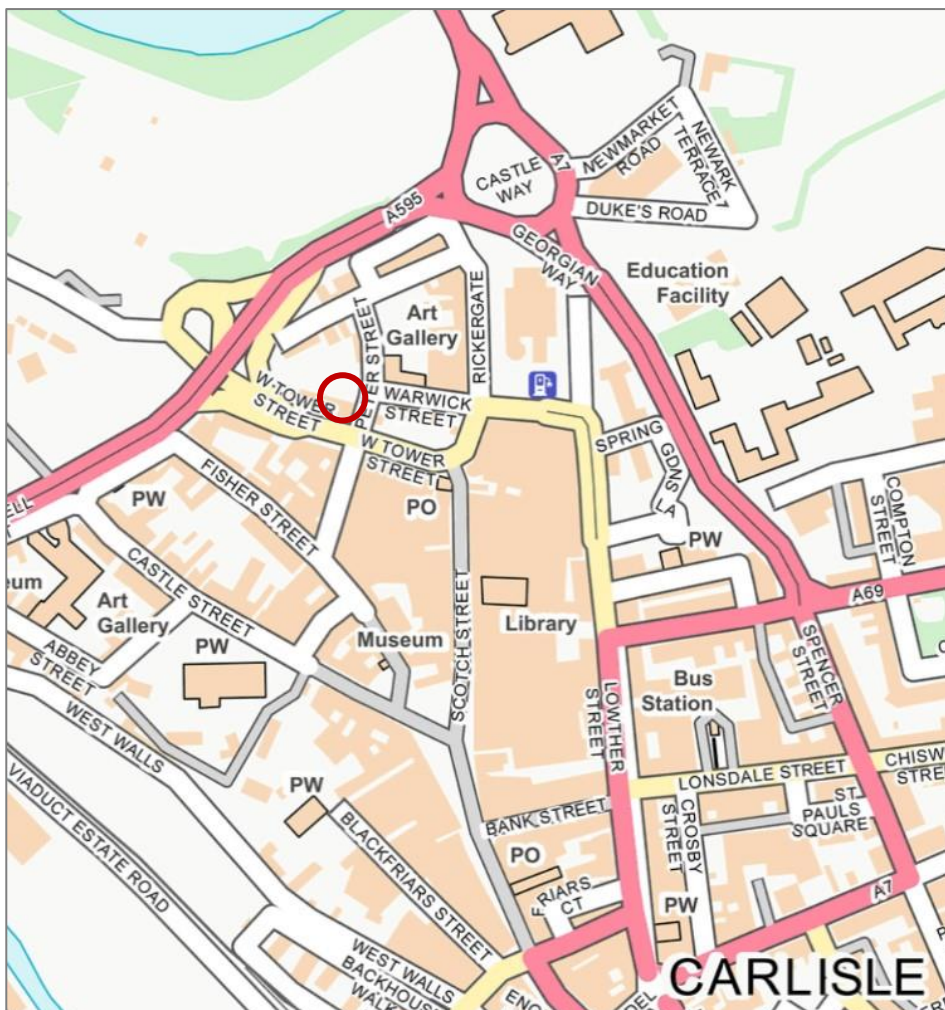


## LOCATION

Carlisle is the main commercial centre for Carlisle and south west Scotland with a resident population of circa 85,000, but much wider catchment. The city draws from the main west Cumbrian towns of Whitehaven and Workington as well as the Scottish towns of Dumfries, Lockerbie and other towns within the Borders region. The city has good transport links via the M6 motorway at Junctions 44, 43 and 42, and Carlisle Railway Station sits on the West Coast Main Line.

Unit 1 Tower Court is conveniently positioned on the junction of West Tower Street and Peter Street. This is one of the main and busiest routes into Carlisle City Centre, and the property lies adjacent to the main City Centre bus stops, and Peter Street public car park lies immediately behind the building. The Lanes Shopping Centre, The Market Hall, including the newly opened B&M Bargains, TK Maxx, The Old Fire Station events venue, and the main pedestrianised shopping pitch of Scotch Street and English Street lie within close proximity.

For identification purposes only, the property is shown circled red on the location plan below:-



## DESCRIPTION

Unit 1 Tower Court is a two-storey rectangular unit, which benefits from extensive triple-glazed frontage with access doors on Peter Street and sales window frontage to West Tower Street. The ground floor is an open-plan showroom with a staff WC and benefits from DDA accessibility. The first floor has an office, internal storage and a staff WC.

## USE

The unit is suitable for a range of commercial uses. This includes offices, salon, barber shop, launderette, charity shop and hot food takeaway, subject to planning consent being obtained.

## ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	115.77	(1,247)
First Floor	60.24	( 648)
WC		
<b>Total</b>	<b>176.01</b>	<b>(1,895)</b>

## SERVICES

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

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £13,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current EPC rating of D-84.



## LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a quoting rent 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

No 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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