

7144/BB

## CARLISLE

10 CHURCH STREET  
CALDEWEGATE  
CA2 5TF

## TO LET

**\*\*\* 100% RATES RELIEF \*\*\***  
**\*\*\* ROADSIDE UNIT \*\*\***

### LOCATION

Carlisle is the chief administrative centre for Cumbria, with a resident population circa 85,000 and a catchment in excess of 120,000 drawing on the surrounding towns of Workington, Whitehaven and Dumfries. The city is the main retail centre for the area, the nearest competing commercial centres being Glasgow 90 miles north; Newcastle 60 miles east; and Preston 90 miles south

Located in a highly prominent roadside position on Caldewgate / A595, the property lies at the heart of Carlisle city centre, adjacent to Sainsburys supermarket, McVitie's Biscuit factory and Carlisle Castle, and within close proximity to the Cumberland Infirmary.

### DESCRIPTION

The property comprises a single storey kiosk unit with forecourt and drive thru lane / parking beneath a covered canopy with entry and exit points from Caldewgate.

The right hand car wash lane closest to Caldewgate is let to intelijet 360, a machine operated, touchless car wash, the only one of it's kind in Cumbria at present.

For avoidance of doubt, the available demise is outlined in yellow on the image attached overleaf.

### USE

Suitable for a variety of commercial uses as well as various food operators, on a grab and go / takeaway basis. Other uses also considered including pharmacy, parcel drop/collection point, office, showroom and taxi office.

### ACCOMMODATION

Kiosk 655 sq ft (60.85 sq m)  
Drive Thru Lane

### SERVICES

We understand mains water, electricity (3 phase), gas and drainage are connected to the property.



### RATEABLE VALUE

The property is currently subject to a re-assessment but we understand the business rates associated with the demise will produce a rateable value below £12,000.

**\*\*\* 100% BUSINESS RATES RELIEF ATTAINABLE \*\*\***

### TERMS

The kiosk unit with drive thru lane is available **TO LET** on a new lease for a term of years to be agreed.

### RENT

Quoting rent - **£20,000 per annum exclusive**

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of E-101.

### COSTS

Each party will bear their own legal costs incurred.

### VAT

We understand the property is elected for VAT and VAT will be payable on rent and other outgoings.

### VIEWINGS

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

Ben Blain

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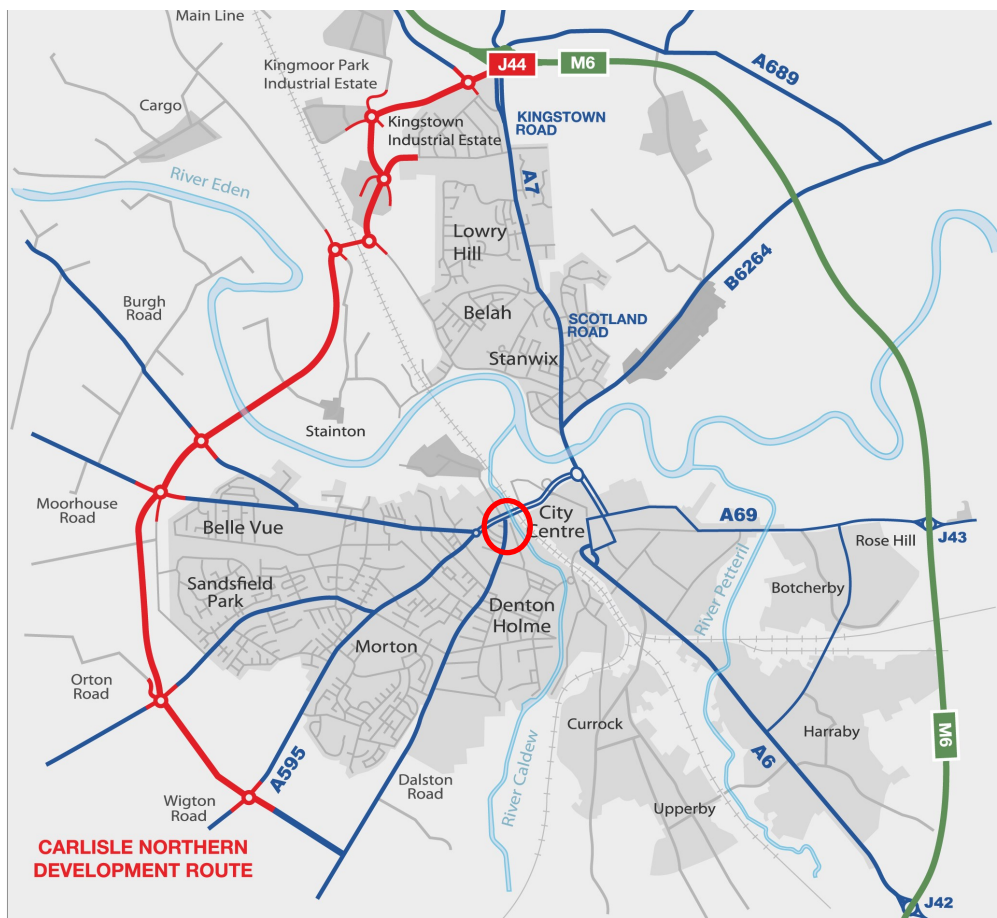
Amelia Harrison

Tel: 01228 635007

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### Details amended

Jan 2024



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

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**THE DEMISE IS OUTLINED RED IN THE PLAN BELOW**

