

TO LET

REAR WAREHOUSE AREAS

Carigiet
Cowen

26-40 ENGLISH STREET, CARLISLE CA3 8HU



REAR WAREHOUSE AREAS

* CITY CENTRE LOCATION *

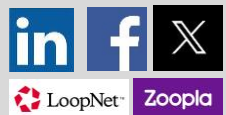
* SUITABLE FOR VARIOUS USES (STP) *

* VARIOUS FLOOR PLATES AVAILABLE *



01228 544733

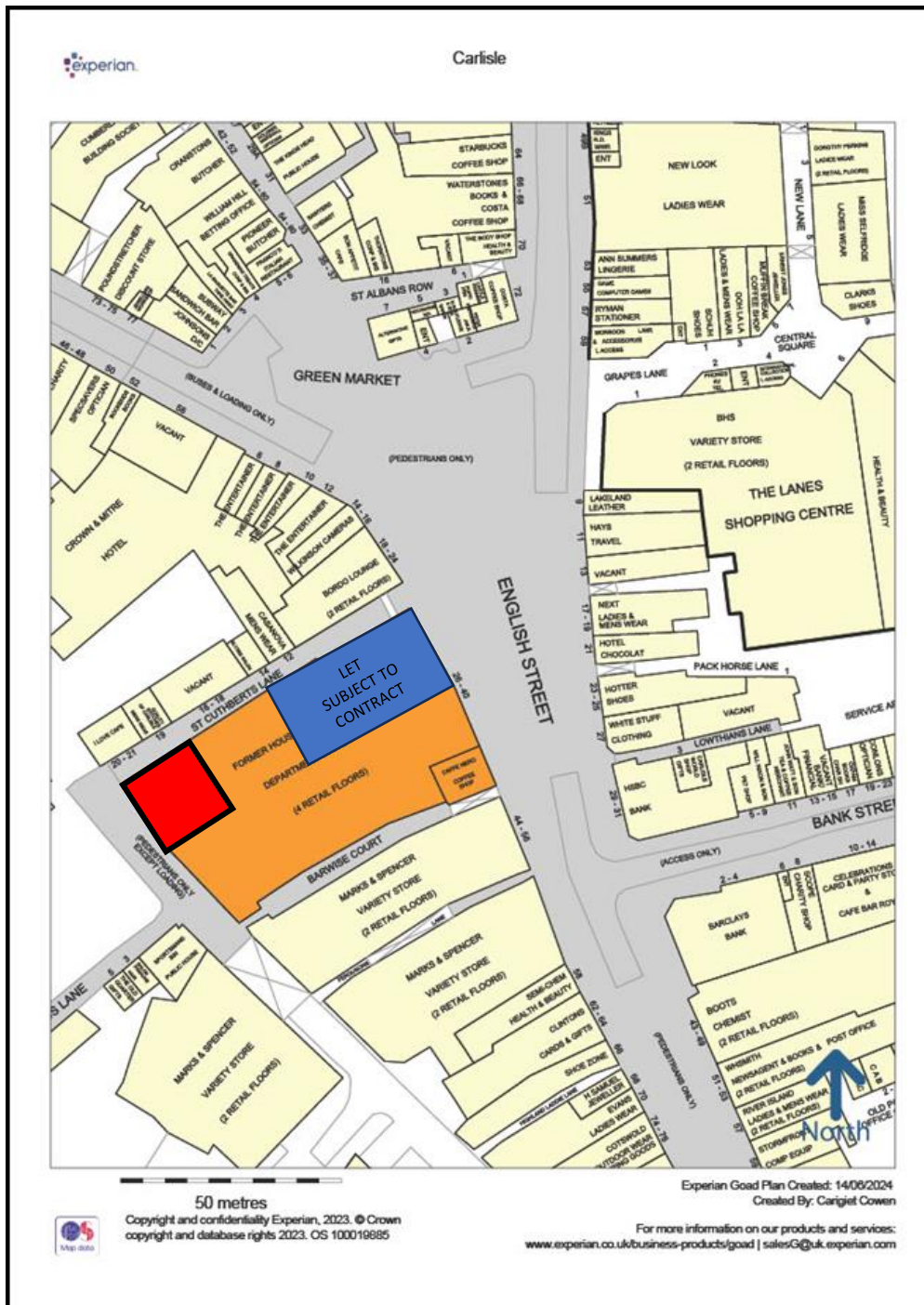
www.carigietcowen.co.uk



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.

The subject property is located to the rear corner of the former House of Fraser facing Blackfriars Street and St Cuthberts Church which is a cut through location to M&S Foodhall, I Love Café, and a mixture of other retailer's and conveniently positioned car parks.



DESCRIPTION

The unit is a ground floor rectangular shaped premises within the rear of the former House of Fraser building, made up of traditional brick construction. At this stage, the property can be configured to a variety of specifications and could benefit from new frontages and windows to St Cuthbert's Lane and Blackfriars Street. The accommodation would be suitable for a range of uses including; retail / offices / leisure / gymnasium / studio / gallery / kids soft play and others.

ACCOMMODATION

Floor	Sq m	Sq ft
Available from	205.8	(2,215)

SERVICES

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

RATEABLE VALUE

A reassessment will be required as part of the sub-division of the building.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-54.

TERMS

The property is available TO LET on a new lease for a term of years to be agreed. Rent and service charge rates available on application from the agent.

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

We understand that the property is elected for VAT, therefore VAT is payable on the rent.

VIEWINGS

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

Ben Blain

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Amended: July 2025

7394/BB



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