

6130/BB

CARLISLE

UNITS 1 & 2
ST NICHOLAS STREET

TO LET

PROMINENT ROADSIDE RETAIL UNIT WITH EXTENSIVE 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 and the St Nicholas Gate Retail Park, where national occupiers include Asda, Poundland, Iceland, B & M Bargains and Halfords.

DESCRIPTION

Units 1 & 2 St Nicholas Street comprise a large regular shaped ground floor only unit with extensive glazed frontages and DDA personnel access doors to the front. Integral staff facilities and access doors for loading / unloading are installed to the rear.

USE

The accommodation would be suitable for a variety of commercial uses including: -

- Sales Showroom / Trade Counter
- Funeral Directors
- Children's Nursery / Kids Soft Play Area
- Offices

ACCOMMODATION

Total Floor Area	11,363 sq ft	(1,055.66 sq m)
Comprising:		
Unit 1	5,258 sq ft	(488.71 sq m)
Unit 2	6,105 sq ft	(567.20 sq m)

The unit is available as a whole or in part. Externally, the property benefits from a dedicated extensive surfaced car park to the rear.



SERVICES

Mains water, electricity and drainage are connected to the property. Heating / cooling is provided to the sales space by way of a ceiling mounted climate control system.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as showroom and premises with a 2017 List Rateable Value of £33,250.

The national non-domestic rate in the £ for the current 2020/21 rate year is 49.9p

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 **£5 per sq ft pa**

ENERGY PERFORMANCE CERTIFICATE

Unit 1 - Rating E-123

Unit 2 - Rating 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

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

T: 01228 635002

E: bblain@carigietcowen.co.uk

Details prepared
July 2019

Regulated by RICS



Suite 2 Telford House, Riverside,
Warwick Road, Carlisle CA1 2BT

Tel: 01228 544733
Fax: 01228 520294

E-mail: carlisle@carigietcowen.co.uk



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