

# TO LET

Various Uses – Subject to Planning

**Carigiet  
Cowen**

19 WARWICK ROAD, CARLISLE, CUMBRIA, CA1 1DH



PROMINENT CITY CENTRE LOCATION

\* SUITABLE FOR VARIOUS COMMERCIAL USES \*

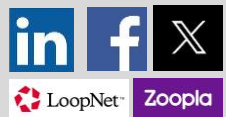
\* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS \*

\* NO VAT PAYABLE \*



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

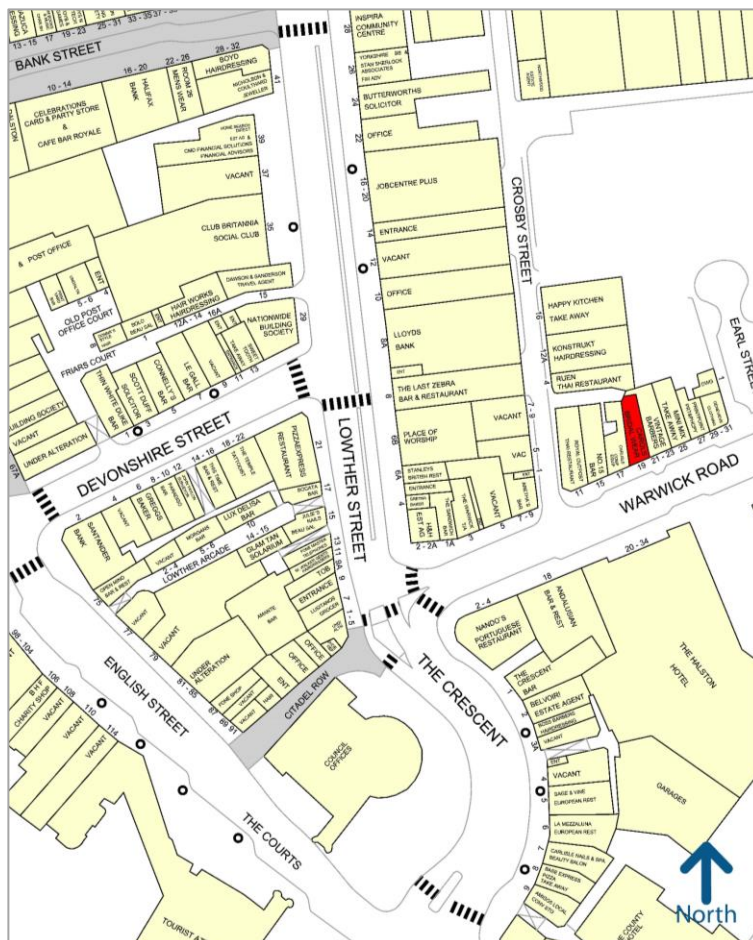


## LOCATION

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 property is located in the heart of the city on Warwick Road, close to The Crescent and adjacent to Lowther Street, which is close to the intersection with Devonshire Street, in a popular mixed retail, daytime and evening leisure area boasting numerous popular bars and restaurants. Other well-established retailers close to 19 Warwick Road include the popular Halston Hotel, including Barton's Yard and Penny Blue restaurant, long-established hair salon Atelier, Nando's, Pizza Express, Fine & Country Estate Agents, House of Malt and multiple car parks offering convenience.

The new University of Cumbria campus, Borderland redevelopment of the Citadel Buildings, is in the pipeline, and Carlisle Train Station has commenced. This section of Warwick Road lies within close proximity to these developments. Carlisle train station is less than 5 5-minute walk away, and this area is now highly regarded as one of the strongest trading positions for the city.





## DESCRIPTION

19 Warwick Road is a mid terraced, three storey building of traditional block construction under a pitched slate roof. The ground floor benefits from strong window frontage onto Warwick Road, with DDA accessibility. Internally the ground floor is rectangular in shape and mostly open plan with large sales areas and an integral staircase to the rear of the space providing access to the upper floors. The first floor provides further extremely well fitted out retail spaces as well as a WC and kitchen. The second floor is further retail space and storage.

## ACCOMMODATION

Floor	Sq m	Sq ft
<b>Ground Floor</b>		
Shop	61.43	(661)
<b>First Floor</b>		
Retail Area	45.62	(491)
<b>Second Floor</b>		
Retail and Storage	35.23	(379)
<b>Total</b>	<b>142.28</b>	<b>(1,531)</b>



## SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property. Full certificates will be provided and handed over as part of any new lease.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £9,900. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

An EPC for the property has been commissioned and will be made available shortly.





## LEASE TERMS AND RENT

This is an exciting opportunity to acquire a building which has not been on the market for 15 years.

The property is available **TO LET** on a new lease for a minimum term of 5 years at a rent in the region of **£28,500 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:

Ben Blain

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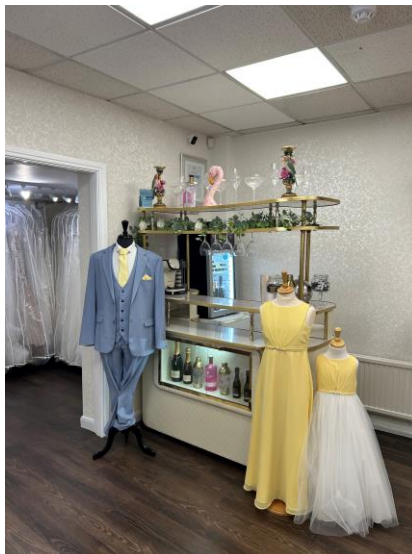
Amelia Harrison

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Details amended: June 2025

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