



# TO LET

**Carigiet  
Cowen**

**MODERN CITY CENTRE OFFICES  
OVER THREE FLOORS**

**123a, 125 & 127 BOTCHERGATE  
CARLISLE, CUMBRIA  
CA1 1RZ**

## THE OPPORTUNITY

An exciting opportunity to rent a substantial city centre commercial property benefitting from: -

- Close proximity to Carlisle city centre and Carlisle Railway Station
- Attractive ground floor display frontages to Botchergate
- High quality fitout throughout
- Mixture of private and open plan offices and meeting rooms
- Separate male, female and disabled WCs

The current occupiers are looking to dispose of their leasehold interest in this site due to an increase in working from home arrangements within the business following covid-19.

## USE

The premises are currently occupied by Walsingham Support as offices but subject to approval, alternative commercial uses would be suitable from the premises.

## RATEABLE VALUE

The property is described as office and premises and has two separate 2017 list Rateable Values as follows;

- £5,100
- £11,250

## ACCOMMODATION / AREAS

Ground Floor		
Front Section	39.99 sq m	430 sq ft
Rear Section	64.55 sq m	695 sq ft
Kitchen Area	10.30 sq m	111 sq ft
First Floor Offices	40.52 sq m	436 sq ft
Second Floor Offices	57.03 sq m	614 sq ft

## EPC

An EPC has been ordered and will be made available shortly.

## SERVICES

Mains water, gas, electricity and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators served from a combi boiler.







## **TERMS**

Available TO LET by way of an assignment or sub-letting of the existing lease to Walsingham Support expiring 2<sup>nd</sup> May 2028 at the passing rent of £25,000 per annum exclusive. The tenant benefits from a break clause dated 3<sup>rd</sup> May 2023.

Alternatively, the landlord may consider a new lease to an ingoing occupier, subject to terms.

## **TENURE**

Leasehold

## **COSTS**

Each side would be liable for their own legal and professional fees incurred in the transaction.

## **VAT**

We understand the property is registered for VAT and therefore VAT is payable on the rent and other outgoings.

## **Viewings**

Strictly by appointment with the sole agent, Carigiet Cowen.

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## **Details prepared**

October 2021

**Carigiet  
Cowen**

