

TO LET

ON THE INSTRUCTIONS OF



17-18 ST CUTHBERT'S LANE, CARLISLE CA3 8AG

Carigiet Cowen



01228 544733

www.carigietcowen.co.uk

- * PRIME RETAIL UNIT *
- * DESIRABLE TRADING LOCATION *
- * RECENTLY REFURBISHED *



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 and a catchment in excess of 150,000. The city is the principal retail centre for the area, drawing off the rest of Cumbria, south-west Scotland and the Borders. The larger cities of Newcastle lie 60 miles east, Glasgow 90 miles north, and Preston 80 miles south.

St Cuthbert

For the purposes of identification only, the property is shown coloured red on the Goad Trade Plan.

DESCRIPTION

St Cuthbert's Lane is part of the Crown & Mitre Estate, a Grade II listed property consisting of a 94-bed hotel and 11 retail units situated in the heart of Carlisle. National retailers located close by include Tesco, Bordo Lounge, Caffé Nero, Marks & Spencer, Specsavers and The Entertainer.

The property comprises a double-fronted ground-floor unit, suitable for a variety of uses, subject to planning. Internally, the space is well fitted out as an open plan sales area but also benefits from a WC and kitchen to the rear area.



ACCOMMODATION

Floor	Sq m	Sq ft
Net Sales Area	90.0	968
Staff WC & Kitchen		

The door access is provided for waste storage, but there is no car parking demised to the unit.

SERVICES

Mains electricity, water and a connection to the public sewer are laid on to the property. Heating to the units is provided by way of a ceiling-mounted climate control heating and cooling system on each side.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £16,750. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-66.

TERMS

The unit is available TO LET subject to possession by way of new full repairing and insuring lease by way of service charge, for a term of years to be agreed, at a rent of **£1,250 per month exclusive.**



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COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

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

Ben Blain

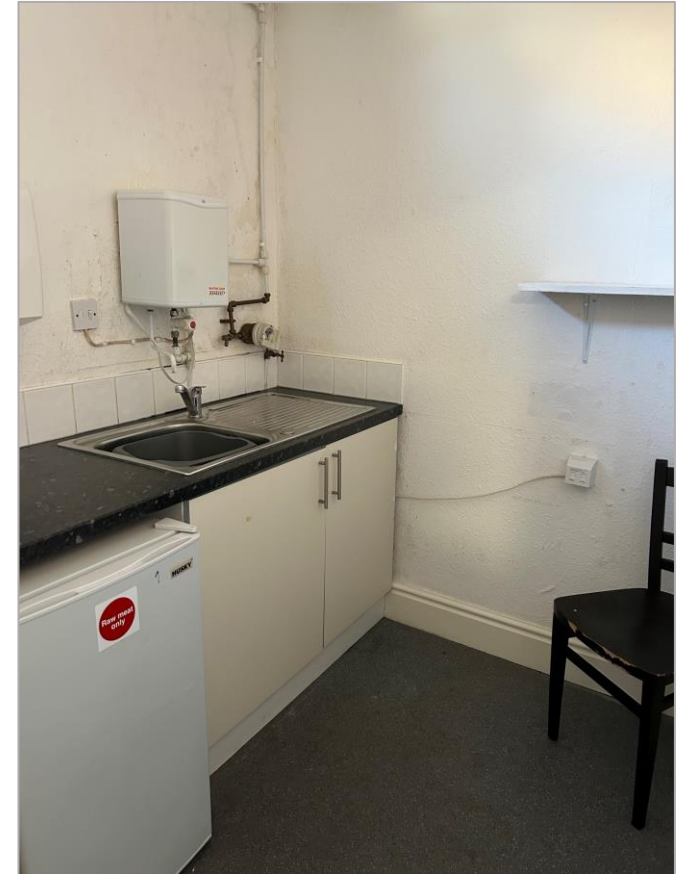
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Amended: July 2025

7307/BB

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