

6526/BB

## CARLISLE 68 ENGLISH STREET TO LET

**\*\* PRIME RETAIL UNIT \*\***

**\*\* FULLY REFURBISHED \*\***

**\*\* EXTENSIVE GLAZED FRONTAGE \*\***



### LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 80,000 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.

English Street is the prime shopping pitch for Carlisle and is home to multiple national operators including; Marks & Spencer, Topshop, Joules, Hotel Chocolat, Paperchase, Boots and WH Smith.

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

### ACCOMMODATION

The property comprises a substantial retail unit, recently fully refurbished internally and with the addition of a new shop front. The layout provides a regular shaped ground floor sales area with integral staircase leading to first floor sales space plus ancillary second floor ancillary storage and staff facilities.

The property could potentially be amalgamated with 70-72 English Street adjacent to provide a larger unit if required.

### DIMENSIONS & AREAS

Ground Floor Sales	617 sq ft	57.31 sq m
Sales ITZA	457 sq ft	42.45 sq m
First Floor Sales	542 sq ft	50.35 sq m
Second Floor Ancillary	394 sq ft	36.60 sq m

### SERVICES

Mains gas, water, electricity and drainage are connected.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-121.

### RATING ASSESSMENT

The Valuation Office Agency website describes the property as shop and premises with a 2017 List Rateable Value of £31,250.

***\*\*\*No Business Rates payable on this property\*\*\*  
until at least 31<sup>st</sup> March 2021 in conjunction with the  
Government's Business Rates Holiday scheme.***

### LEASE

Available **TO LET** by way of a new lease for a term of years to be agreed at a rent in the region of **£27,500 pa exclusive**.

### USE

Suitable for a variety of commercial retail uses.

### VAT

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

### COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VIEWING

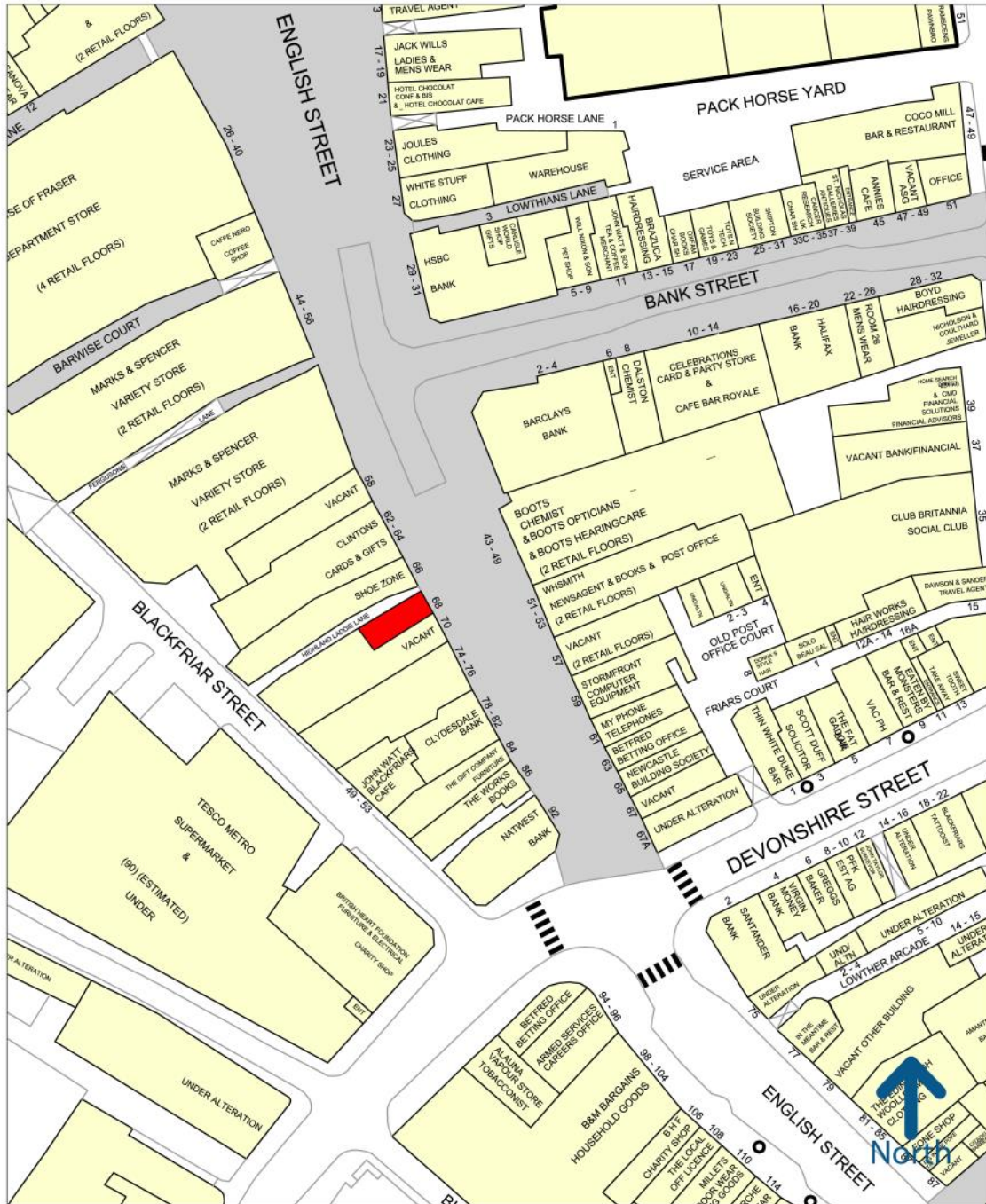
Strictly by appointment through the sole agents, Carigiet Cowen

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**Details Prepared:** January 2021



Carlisle



50 metres

Experian Goad Plan Created: 25/01/2021  
Created By: Carigiet Cowen



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