

7394/BB

CARLISLE

**26-40 ENGLISH STREET
CA3 8HU**

TO LET

VARIOUS FLOOR PLATES AVAILABLE

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

***** PROMINENT CITY CENTRE LOCATION *****



***** PRELIMINARY DETAILS - APRIL 2023 *****

***** PRE LETS ALREADY AGREED - SUBJECT TO CONTRACT *****

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 85,000 and a 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. Carlisle is positioned on the West Coast Mainline and trains run regularly between Glasgow and Edinburgh down to London Euston daily.

The property is located on English Street, the prime shopping street for Carlisle which is fully pedestrianised. English Street benefits from mainly national representation throughout and occupiers include Marks & Spencer, Primark, Loungers, Costa and Joules. The trading position of 26-40 English Street is arguably the best in Carlisle City Centre.

DESCRIPTION

26-40 English Street comprises a substantial block of property made up of traditional brick construction. The property benefits from attractive glazed frontage with return sales window to St Cuthbert's Lane and DDA accessibility. The property is arranged over five floors and currently fitted out for department store use and would be suitable for a variety of uses subject to planning. Various accesses are provided to the front, rear and side. Interested parties of varying uses are encouraged to view the space and floor plans available.

The space is suitable for a variety of retail, leisure, office and residential uses, subject to planning.

ACCOMMODATION

Ground Floor	2,946 sq m	(31,718 sq ft)
Basement	898 sq m	(9,668 sq ft)
First Floor	2,922 sq m	(31,455 sq ft)
Second Floor	1,250 sq m	(13,483 sq ft)
Third Floor	849 sq m	(9,141 sq ft)

Total Area 8,867 sq m (95,446 sq ft)

The accommodation could be available in a range of sizes, subject to use, suitability and covenant strength.

SERVICES

We understand mains water, electricity, gas and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C-54.



RATEABLE VALUE

The Valuation Office Agency website describes the whole property as Shop and Premises with a 2023 List Rateable Value of £307,500.

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

TERMS

Available in a range of floor plates and configuration on a **TO LET** basis on new leases, for a term of years to be agreed.

COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on rent and other outgoings.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the sole agent, Carigiet Cowen. Full CAD drawings are available to genuinely interested parties.

For further information please contact:-

Ben Blain - Director

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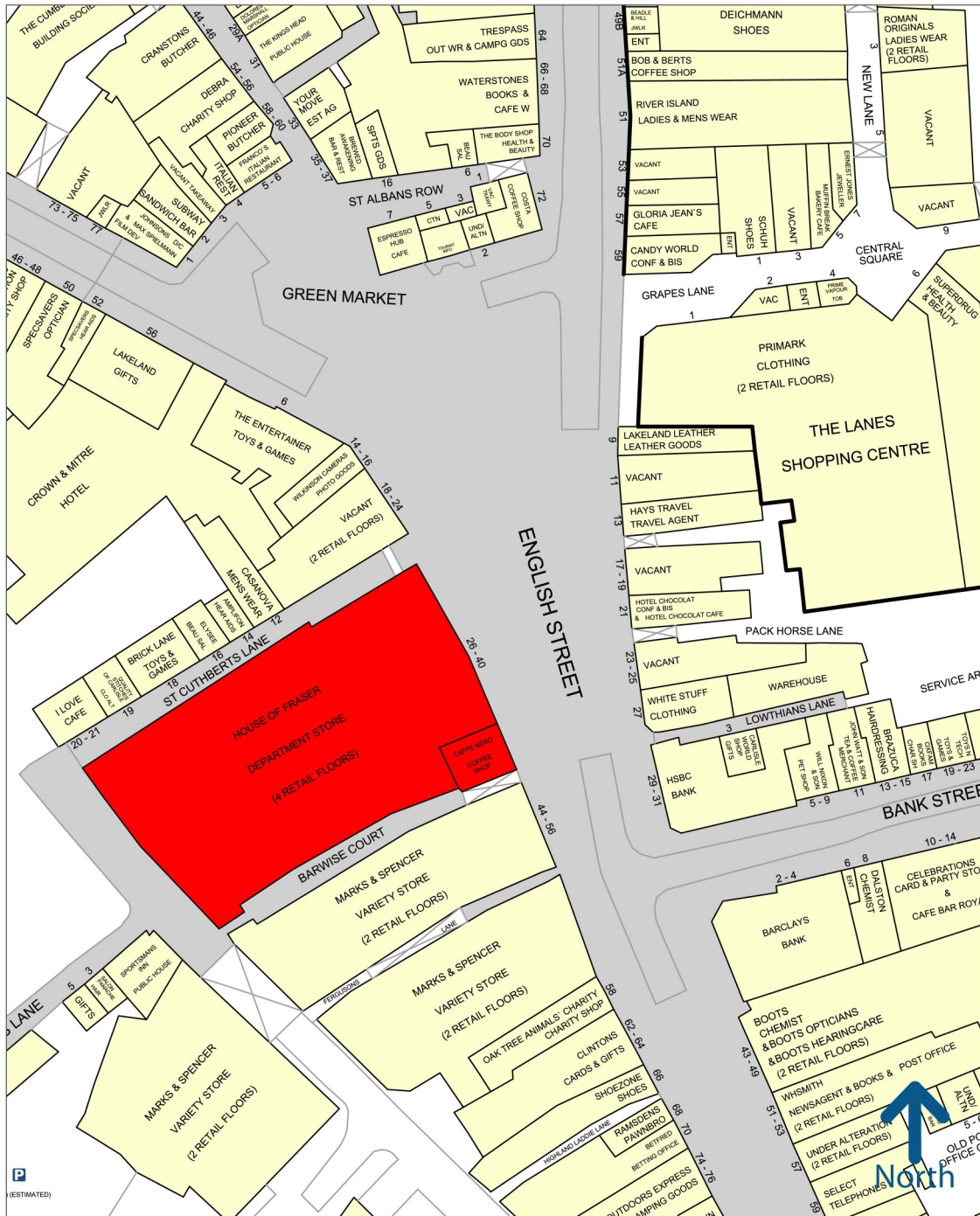
Details Prepared

April 2023





Carlisle



50 metres



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