

TO LET

Substantial City Centre Unit

70/78 LOWTHER STREET, CARLISLE, CA3 8DP

Carigiet Cowen



* PANORAMIC CORNER FRONTAGE *

* SUITABLE FOR VARIOUS COMMERCIAL USES – SUBJECT TO PLANNING *

* POSITIONED NEXT TO PROPOSED STACK DEVELOPMENT *



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www.carigietcowen.co.uk



LOCATION

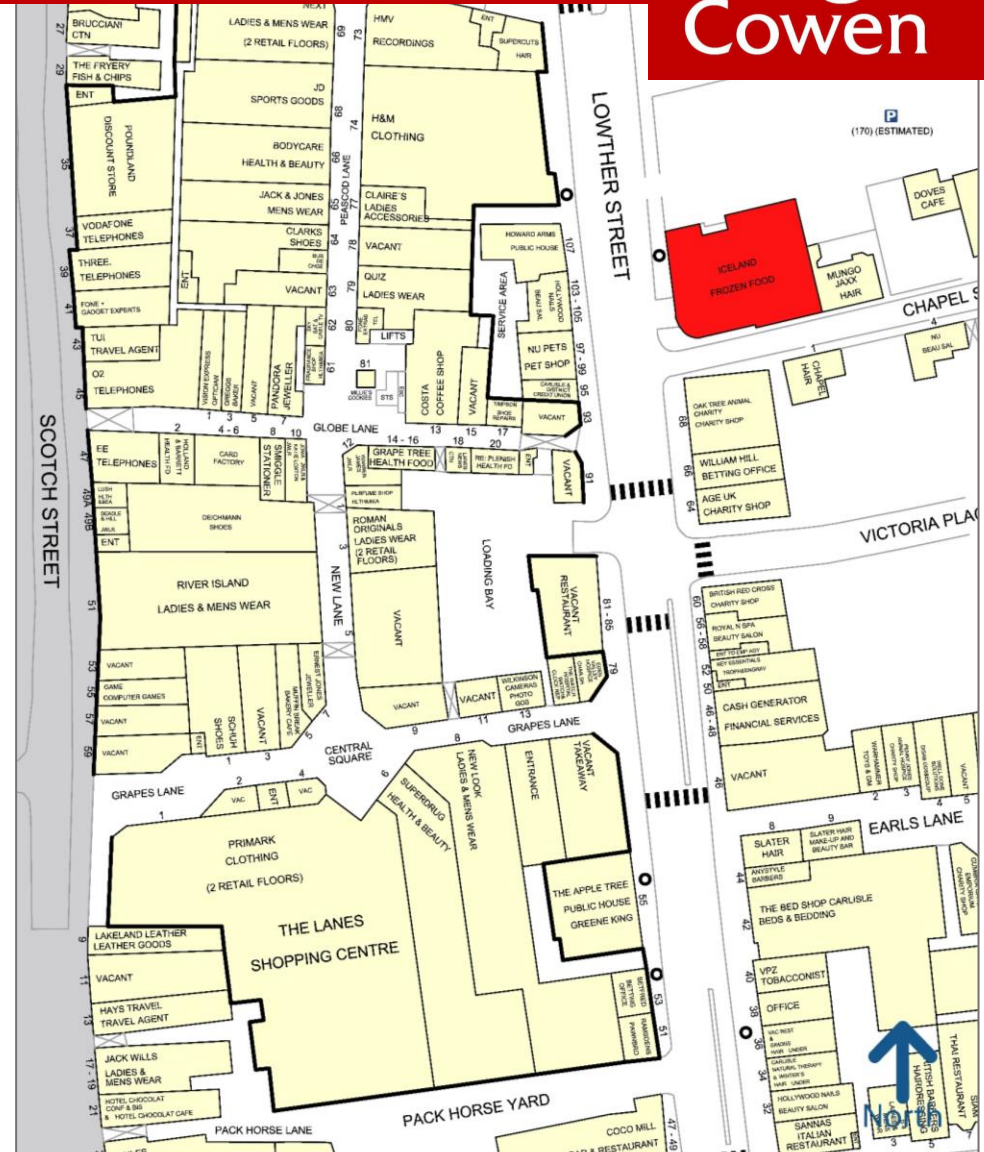
The property is situated opposite the Lanes Shopping Centre, in the busy city centre of Carlisle. Nearby occupiers include William Hill, Nu Pets, Rose Nails and Age UK. The property sits immediately adjacent to a large pay & display car park, which has recently undergone planning for a new STACK development similar to Newcastle and Seaburn STACK developments.



For identification purposes only, the property is shown shaded red on the plan.

DESCRIPTION

A former supermarket premises prominently situated with extensive glazed frontage to Lowther Street and return frontage to Chapel Street. The internal layout is predominantly open plan and includes cold storage areas, office space, and first-floor storage. Customer access is available from both Lowther Street and the adjoining car park, while goods deliveries are facilitated via Chapel Street. Additional first-floor accommodation offers potential for offices, storage, or staff facilities.



ACCOMMODATION

Floor	Sq ft	Sq m
Ground Floor		
Retail Space	4,045	(376.00)
Office	87	(8.10)
Office	87	(8.10)
Storage	138	(12.80)
Storage	732	(68.00)
Cold Store	656	(60.90)
First Floor		
Internal Store	716	(66.50)
Office/Studio	301	(28.00)
Office/Studio	114	(10.60)
Store	45	(4.20)
Total	6921	(643.20)

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £50,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently hold an EPC; one is being commissioned and will be made available shortly.



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LEASE TERMS AND RENT

The unit is available TO LET on a new lease, for a term of years to be agreed at a quoting rent of **£50,000 per annum**. The landlord has indicated short-term lettings would be considered, subject to terms and covenant strength.

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

VAT is payable on the rent.

VIEWINGS

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

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Amended: July 2025

6797/BB



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