

TO LET

Carigiet
Cowen

VICTORIA GALLERIES, VIADUCT HOUSE,
VICTORIA VIADUCT, CARLISLE CA3 8AJ



PROMINENT CITY CENTRE LOCATION

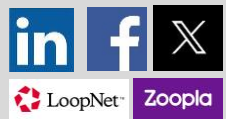
* SUITABLE FOR VARIOUS COMMERCIAL USES *

* VAT FREE *



01228 544733

www.carigietcowen.co.uk

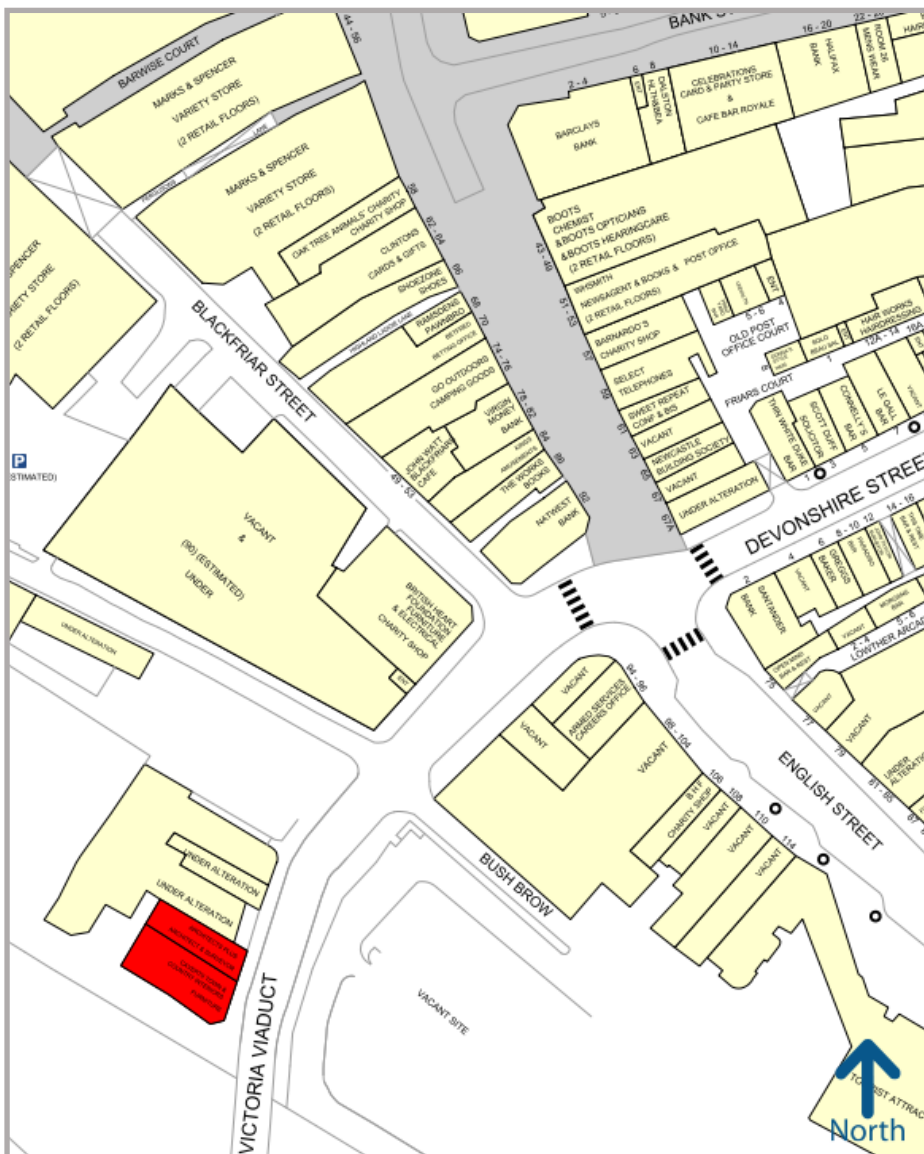


LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria, with a resident population of circa 90,000 and a much wider 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.

Victoria Galleries occupies a prominent and convenient location fronting onto Victoria Viaduct within 100 metres of Carlisle city centre's pedestrianised zone, the popular Devonshire Street and Carlisle railway station. Other occupiers within Victoria House include Cartmell Shepherd Solicitors and Carvetti - Town & Country Interiors. National operators M&S, Spar and British Heart Foundation all sit within close proximity.

This area of Carlisle is shortly to undergo major regeneration with the introduction and building of the University of Cumbria Campus, positioned immediately opposite, on the former B&M / Woolworths site.



DESCRIPTION

- * Modern & Vibrant Accommodation
- * Rectangular Floor Plate
- * Staff Kitchen Area
- * Panel Radiators
- * Suitable for Various Uses
- * Separate Male & Female WCs
- * High Levels of Natural Light
- * Available as a Whole or in Parts

ACCOMMODATION

Floor	Sq m	Sq ft
Useable Floor Area	254.17	2,736

Subject to terms and covenant strength, the owner will give consideration to a sub-division of the space to meet floor plate requirements.



SERVICES

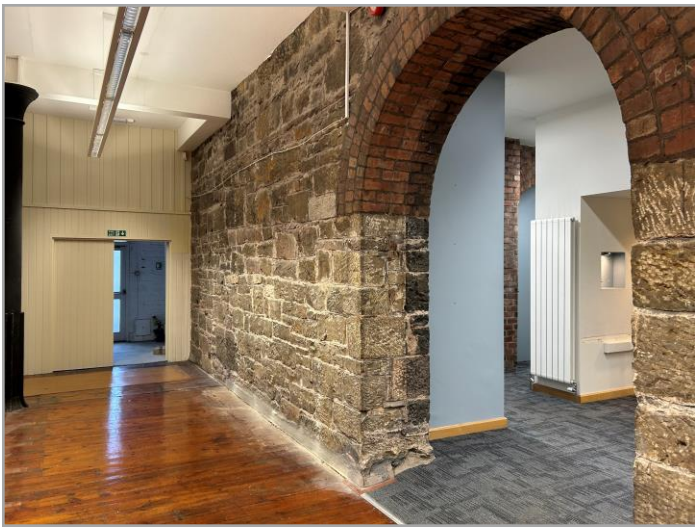
We understand mains water, gas, electricity, and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £13,750. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

This property does not currently hold an Energy Performance Certificate. One is being commissioned and will be made available shortly.



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent in the region of **£20,000 per annum exclusive.**

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

No VAT is payable on the rent.

VIEWINGS

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

Ben Blain

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Amended: July 2025

7717/BB

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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